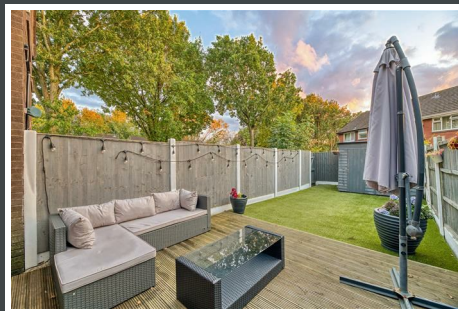




Barmouth Close, Callands Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Two Bedroom Property
- Freehold
- First Time Buyers
- Modern Decor
- Rear Garden
- Mid Terraced Home
- Perfect for Investors
- Driveway Parking
- Stylish Bathroom
- Great Location

DESCRIPTION

A charming mid terraced home nestled in a quiet cul-de-sac. Showcasing a modern décor throughout, driveway parking, two bedrooms and being perfectly positioned near to local amenities and transport links. Making the home ideal for first time buyers and investors.

Upon entering, you are greeted by a warm and inviting lounge with lots of natural light flowing through the window, creating a lovely reception room. Adjacent to this you will find the kitchen, featuring ample storage and a lovely view of the low maintenance rear garden. To the first floor, there are two bedrooms, providing comfortable retreats for rest and relaxation. Completing the upstairs is the modern three-piece family bathroom.

GARDEN

Occupying a good-sized plot and tucked away in a quiet cul-de-sac, this property offers a low-maintenance rear garden with ample potential. This outdoor space has the added benefit of both the decking and grass ideal for unwinding and entertaining friends and family during the summer months. To the front, there is off-road parking for one vehicles.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.77m x 3.73m Lounge/Dining Room
- 2.71m x 3.73m Kitchen

FIRST FLOOR

- Landing
- 2.71m x 3.73m Bedroom One
- 2.26m x 3.73m Bedroom Two
- 1.44m x 2.56m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

LOCATION

Callands is an attractive suburb, conveniently located three miles north of Warrington Town Centre. The area is set within landscaped parkland and neighbours Sankey Valley Park, meaning there are plenty of walking and cycling routes; perfect for families and dogs. The area benefits from a range of great amenities, being so close to a supermarket, cinema and the recently developed Junction 9 retail park. It's also just a stone's throw away from Gemini Park, home to high street superstores including Marks and Spencer, Next and Ikea. Callands is a popular area, thanks to its selection of high achieving primary and secondary schools. It is also within close proximity to the regional motorway network, providing easy access to Manchester and Liverpool.

DISTANCES

- Gemini Retail Park 1 mile
- Warrington Town Centre 3 miles
- Liverpool City Centre 18 miles via M62
- Manchester Airport 20 miles via M56
- Manchester City Centre 20 miles via M56
- Chester City Centre 31 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



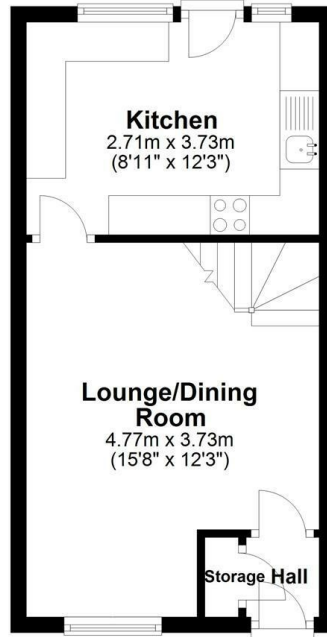


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

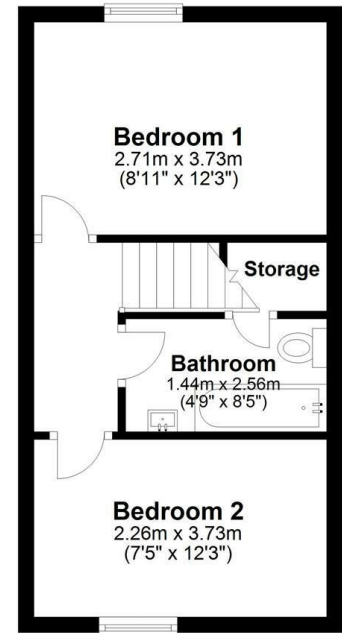
Ground Floor

Approx. 28.3 sq. metres (304.3 sq. feet)

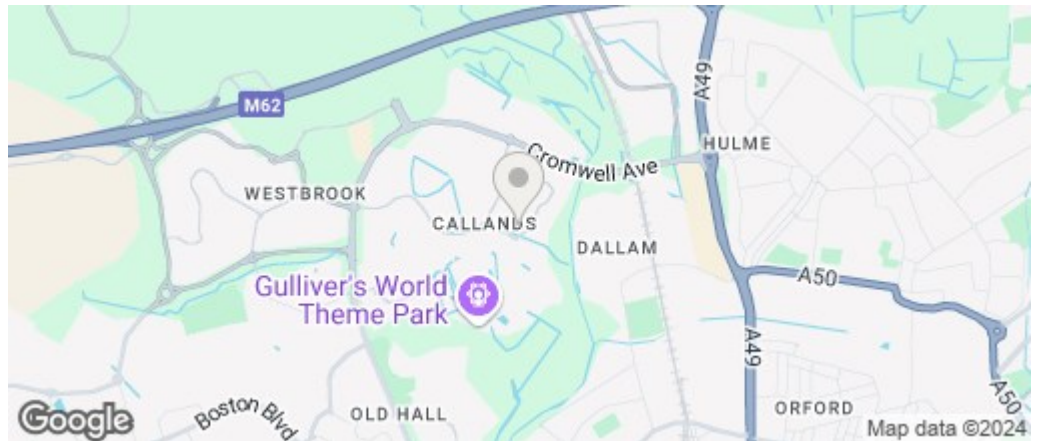


First Floor

Approx. 28.3 sq. metres (304.3 sq. feet)



Total area: approx. 56.5 sq. metres (608.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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Sales@MarkAntonyEstates.com

www.MarkAntonyEstates.com

Tel: 01925 267070