



# Towers Court, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Onward Chain
- Three Bedrooms
- Close to Amenities
- Large Lounge
- Great for First Time Buyers
- End Terrace
- Detached Garage
- Lots of Potential
- Private Garden
- Potential Investment Property

## INTERIOR

This three-bedroom home, located in a popular residential area, offers a fantastic opportunity for those looking to modernise and add their own personal touch. With lots of potential, it's ideal for first-time buyers or investors seeking a rewarding project. The property includes a spacious detached garage, providing additional convenience and storage options. The home's layout is versatile, allowing for creative renovations to suit your needs. Its prime location ensures easy access to local amenities, schools, Warrington Hospital and great transport links, making it a desirable choice for families and professionals alike. Don't miss the chance to transform this property into your dream home or a valuable investment!

## GARDEN

Situated in a quiet and private position on the row, this property features a front garden and a low maintenance rear garden. The garage is conveniently accessed via the communal carpark just to the rear, adding extra storage solutions and conversion options, subject to permissions.

**\*\*This property is suitable for cash buyers only\*\***

## SERVICES

- Mains connected: Electric, Water & Gas (Storage heater and 2 x Gas Heaters)
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)



## LOCATION

Convenient area in Bewsey WA5 located 0.8 Miles away from Warrington Town Centre. This property is a walk away from Warrington Hospital on Lovely Lane. Close by to train stations and bus stops for regular public transport. This area boast great primary and secondary schools, this property would be perfect for a small family. There are good walking trails and parks in the area.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** A

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.



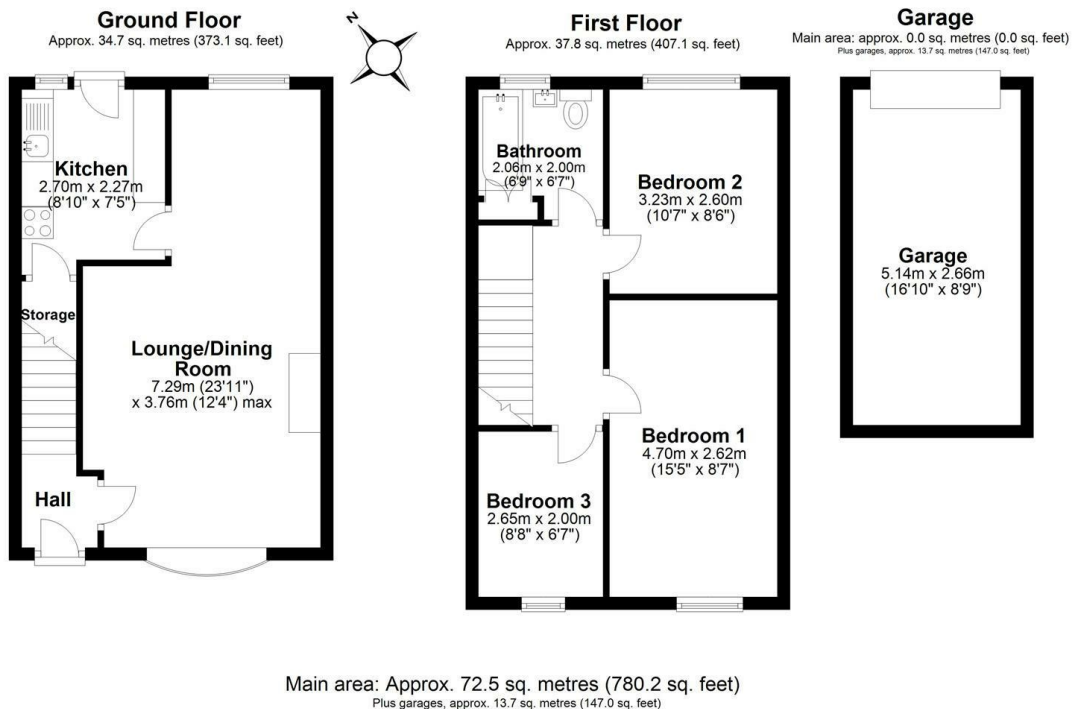






## IMPORTANT NOTICE

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.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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