



Withers Avenue, Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi-Detached Property
- Three Bedrooms
- Modern Throughout
- Open Plan Living
- Renovated Rear Garden
- Motivated Sellers
- Sought-After Location
- Close To Amenities
- Close To Schools
- Family Home

INTERIOR

Now available to view, we proudly present this stunning, move-in-ready three-bedroom semi detached home in the heart of Warrington. Boasting ample storage, open plan features and a stylish finish throughout, this property is the readily awaiting its new owner! The spacious open plan living room boasts a feature fireplace and neutral décor with the seamless flow into the bright and airy dining room enhanced by the beautiful bay window. The newly adapted kitchen features ample storage space and integrated appliances with a view of the two tier garden. The ground floor concludes with a handy utility and WC Upstairs, you will find three bedrooms and a modern shower room.

GARDEN

Outside, the rear garden offers a paved area, manicured lawn, and spacious garage complete with electrics and lighting installed. The garden features a two-tier appearance with a private seating area located at the top of the garden. A private driveway provides off-road parking for your vehicle.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 1GB (Via Virgin)



LOCATION

Orford is a suburb of Warrington and is a residential area located between the M62 and Warrington Town Centre. The area enjoys access to both the Orford Jubilee Neighbourhood Hub and Orford Park. You are within walking distance to many local amenities and there are also excellent transport links to surrounding Towns and Cities. There are several schools close by including St Stephens Primary School and Sandy Lane Nursery.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

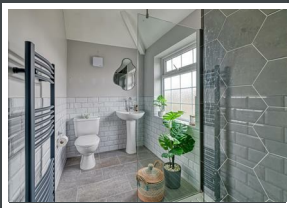
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





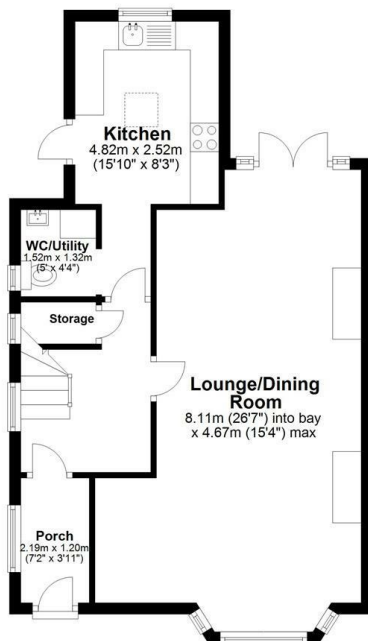


IMPORTANT NOTICE

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.

Ground Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



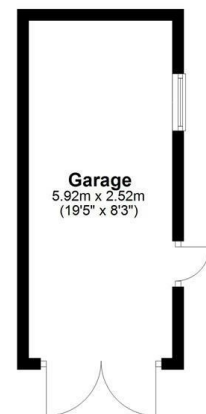
First Floor

Approx. 38.8 sq. metres (417.8 sq. feet)

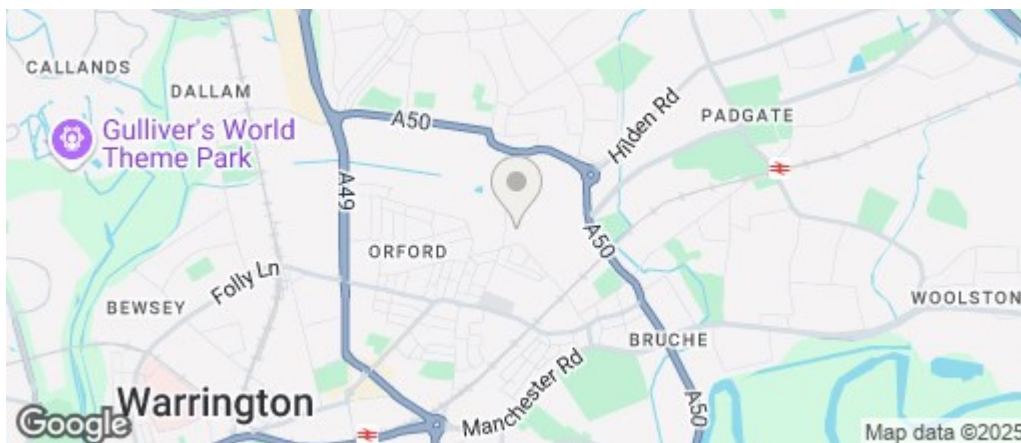


Garage

Approx. 14.9 sq. metres (160.6 sq. feet)



Total area: approx. 106.0 sq. metres (1140.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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