



Pinders Farm Drive, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Stunning Town House
- Open Plan Living
- Modern Kitchen
- Garage
- Sought After Location
- Three Bedrooms
- Spacious Lounge
- Driveway
- Brilliant Garden
- Town Centre Location

INTERIOR

Entry into this spacious three-storey home is through a welcoming hallway. From here, you have access to the garage/utility, WC, and bedroom three, which can also serve as a home office, perfect for those working from home. To the first floor, you'll find a generously sized open-plan kitchen and lounge/diner which is perfect for entertaining and unwinding after a busy day. The highlight of this room is a Juliette balcony that floods the area with natural light, creating a warm and inviting atmosphere. Home to the second floor, is the master bedroom which boasts a convenient En-suite bathroom along with the second bedroom and modern and sleek family bathroom.

**** FREEHOLD title has been purchase by the vendor ****

GARDEN

This home benefits from a fantastic sized private rear garden, which is laid to lawn and perfect summer BBQs with family and friends or simply enjoying your morning coffee. To the front of the property there is driveway parking available.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)



LOCATION

This property is in an extremely popular location within walking distance to the Town Centre. Warrington's Golden Square Shopping Centre hosts a large number of high street branded stores and restaurants. There are also several supermarkets close by to choose from including Asda and Sainsburys. Warrington Central and Bank Quay Train Stations are within walking distance providing easy access to towns and cities thorough the UK.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

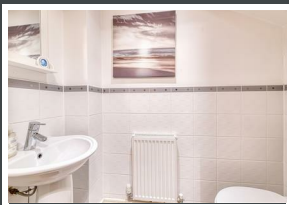
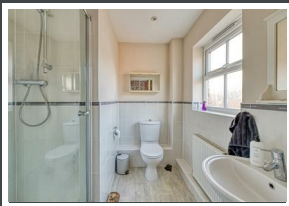
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

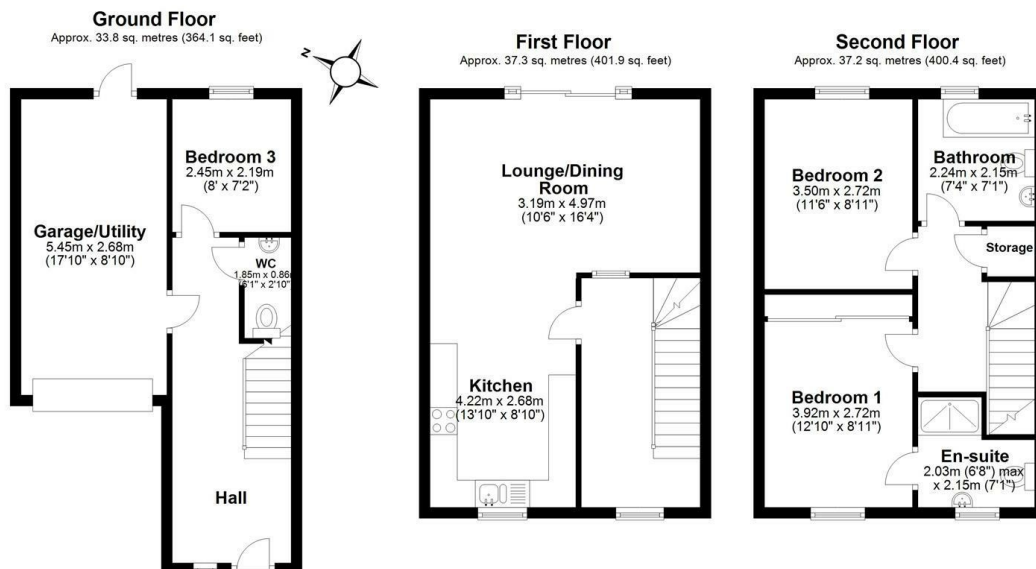
Not included in the asking price.
Items may be available under separate negotiation.





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.



Total area: approx. 108.4 sq. metres (1166.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	77	
(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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