



# Kilsyth Close, Fearnhead Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Semi-Detached Bungalow
- Extended
- Driveway Parking
- Detached Garage
- Lots Of Potential
- Spacious Double Bedroom
- No Onward Chain
- Quiet Cul-De-Sac
- First Time Buyers
- Investment Opportunity

## DESCRIPTION

Perfectly suited for first-time buyers, investors or those looking to downsize, the home features a cosy yet functional layout with a generous living area and ample natural light that seamlessly flows through the bay window. The kitchen is ideally positioned adjacent to the lounge and allows entry into the garden, perfect for enjoying the warm summer months. With larger square footage than similar properties, this home benefits from an additional reception area, ideal for use as a home office or dining room. The spacious double bedroom showcases a lovely bay window, inviting further natural light into the property. Completing the property is the separate hallway and family bathroom. While the bungalow does require some upgrades, the versatile layout and spacious rooms provide the perfect canvas for modern living.

## GARDEN

This delightful bungalow provides a low-maintenance and easily manageable outdoor space to the rear. To the front, there is driveway parking for two vehicles and access into the detached garage.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via BT)



## LOCATION

Situated north of Warrington, Fearnhead is a popular area for families and professionals alike with a great range of amenities and transport connections. Home to a University campus and Golf course, residents benefit from a great range of facilities. Padgate train station connects the suburb with neighbouring cities, Manchester and Liverpool, making it ideal for commuters. The motorway network is also just a short drive away and Warrington Town Centre can be reached in under 10 minutes by car. There are a number of schools within easy walking distance and plenty of parks nearby, which are great for families. Fearnhead is also home to a great selection of coffee shops, pubs and is just a short drive away from Birchwood Shopping Centre.

## GENERAL INFORMATION

**Local Authority:** Warrington

**Council Band:** B

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

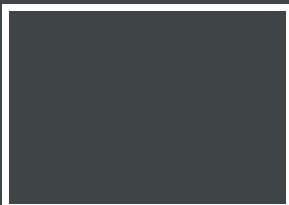
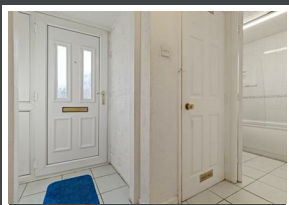
Not included in the asking price.

Items may be available under separate negotiation.







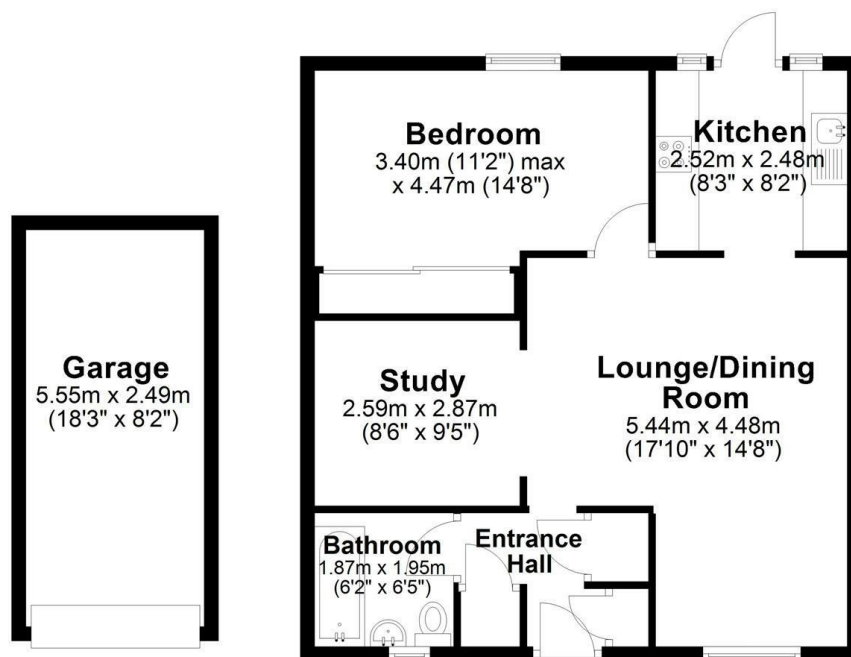


## IMPORTANT NOTICE

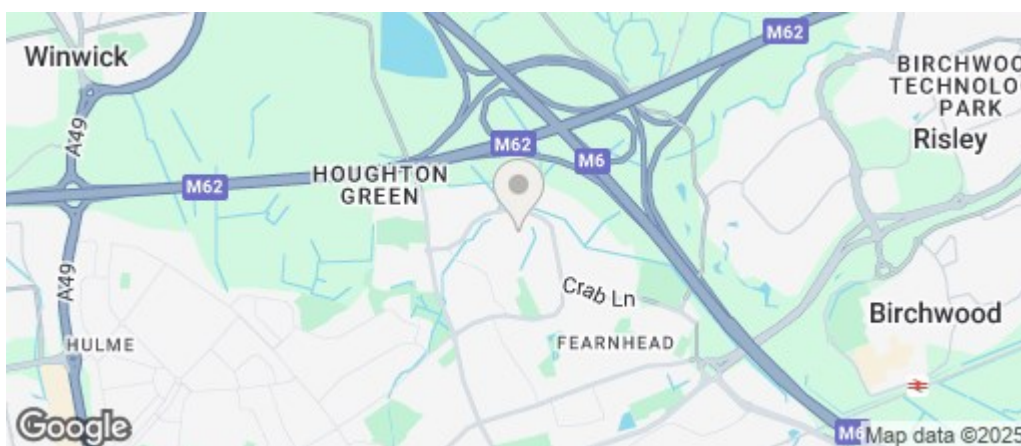
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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. 72.7 sq. metres (782.7 sq. feet)



Total area: approx. 72.7 sq. metres (782.7 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>65</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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