



Edale Close, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- First Time Buyers
- Close To Amenities
- Large Private Garden
- Two Bedrooms
- Close To Schools
- Freehold Title
- Transportation Links Nearby
- Driveway Parking
- Bright And Airy
- Semi-Detached Build

INTERIOR

Offering you the chance to step onto the property ladder, we proudly present this delightful two bedroom semi-detached property for sale. Nestled into a welcoming neighbourhood, this well-presented property boasts a bright and airy lounge, featuring under stairs storage, a modern kitchen with ample storage space and a spacious rear garden. As you ascend the staircase you will find two bedrooms and a family bathroom. Bedroom one is a spacious room featuring integral storage cupboards and ample space for your furniture desires. Bedroom two is a versatile space that can be utilised as a home study or child's nursery. The first floor concludes with a three-piece family bathroom providing all of the necessities for your daily routine.

GARDEN

To the rear of the property you will find a spacious, private garden that is not overlooked, offering a tranquil retreat. Backed by mature trees, it provides a peaceful, natural setting with plenty of space for relaxation, entertaining, or gardening.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1.1Gb (Via Virgin)



LOCATION

This property is situated within walking distance of Warrington Town Centre. The Golden Square Shopping Centre hosts a large number of branded stores and restaurants. There are several nearby supermarkets to choose from including Asda and Sainsbury's. Warrington Central and Bank Quay Train stations are within walking distance offering easy access to towns and cities throughout the UK.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

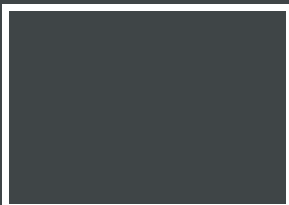
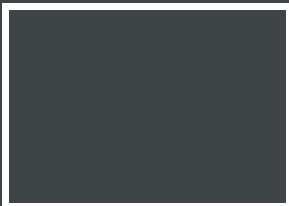
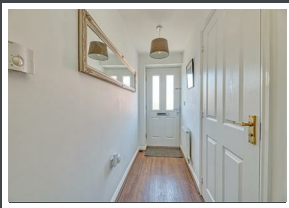
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





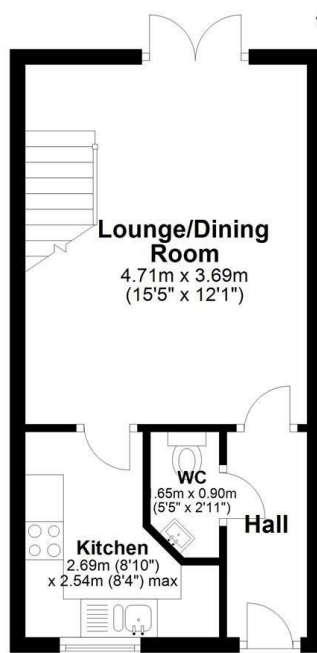


IMPORTANT NOTICE

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.

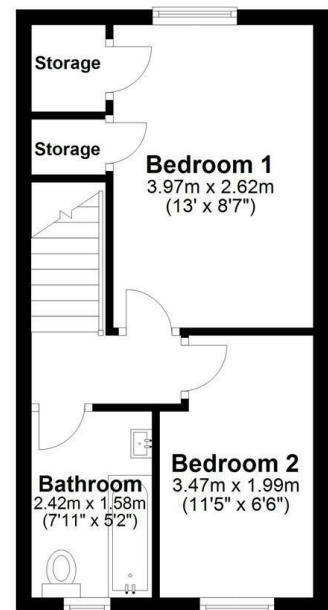
Ground Floor

Approx. 27.7 sq. metres (297.9 sq. feet)

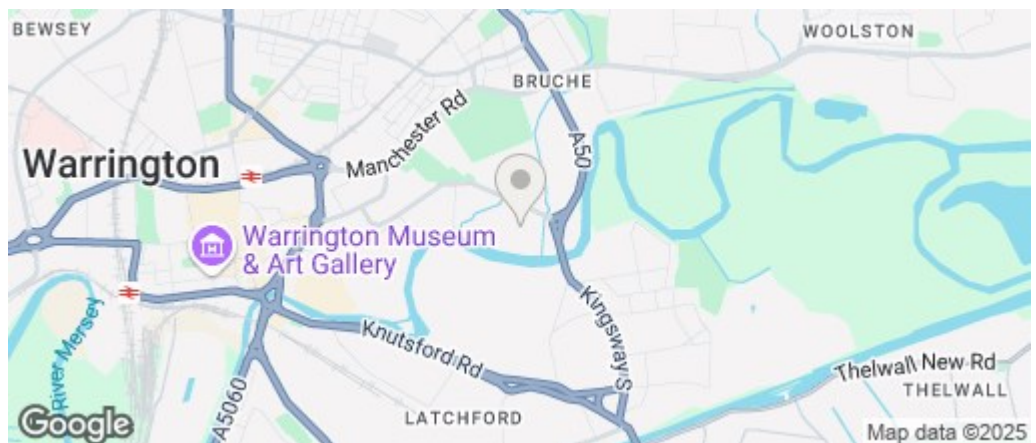


First Floor

Approx. 27.7 sq. metres (297.9 sq. feet)



Total area: approx. 55.3 sq. metres (595.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070