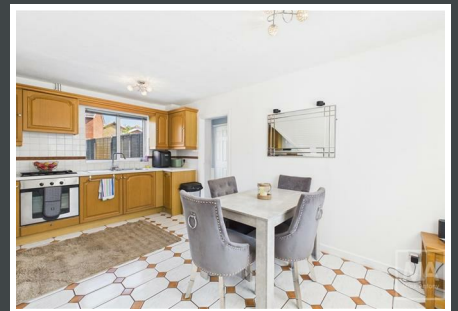




Wrexham Close, Callands Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Sought-After Area
- Ideal Living Spaces
- Attached Garage
- Ample Storage
- Freehold
- Large Garden
- Driveway Parking
- Perfect Family Home
- Close To Amenities

INTERIOR

As you step into this charming abode, you are greeted by a warm and inviting living room, where expansive patio doors open up to a tranquil garden oasis—a perfect haven for relaxation or gatherings with loved ones. From the hallway, you'll find your way to the spacious kitchen and dining area, thoughtfully designed to inspire culinary creations and cherished family moments alike. Adjoining this space are a handy utility room and a convenient downstairs WC, adding practicality to the home's elegance.

Ascending to the upper floor, you'll discover three beautifully lit and airy bedrooms, each offering comfort and a peaceful retreat. Completing this floor is a tastefully designed three-piece family bathroom, perfectly suited to meet all your daily needs.

GARDEN

This property boasts a beautifully maintained garden, perfect for relaxing and soaking up the summer sunshine. Additionally, it includes the convenience of a garage for all your storage. To the front of the property, you are presented with driveway parking.

SERVICES

- Gas Central Heating
- Mains connected: Gas
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via Sky)



LOCATION

Callands is a charming suburb located three miles north of Warrington Town Centre. Nestled within landscaped parkland and adjacent to Sankey Valley Park, it offers numerous walking and cycling routes, ideal for families and pets. The area boasts excellent amenities, including a nearby supermarket, cinema, and the new Junction 9 retail park. Additionally, Gemini Park, with stores like Marks and Spencer, Next, and Ikea, is just a short distance away. Callands is favored for its high-performing primary and secondary schools and its proximity to the regional motorway network, ensuring easy access to Manchester and Liverpool.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

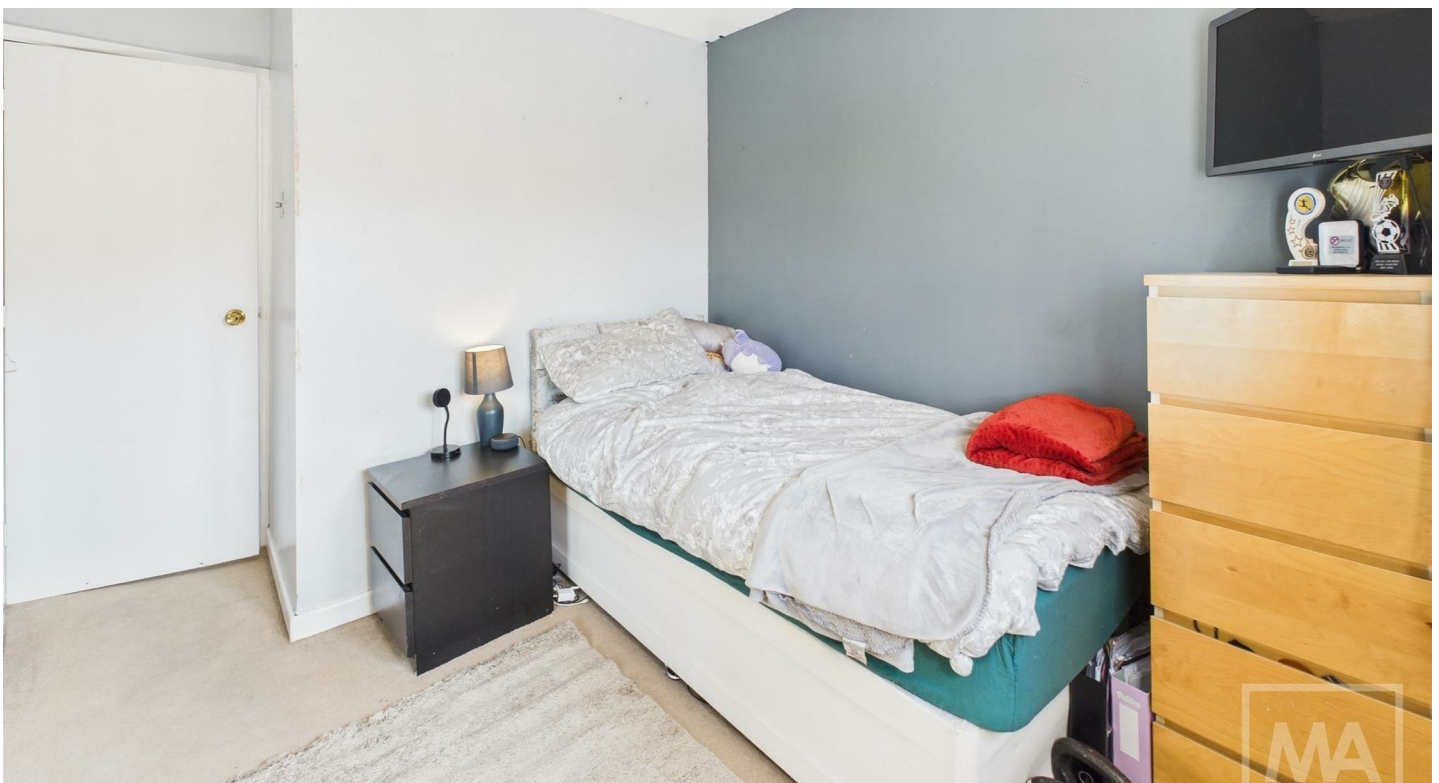
Tenure: Freehold

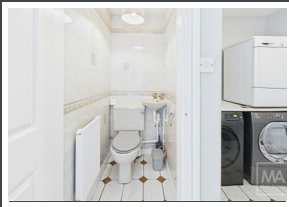
(Property tenure to be confirmed by solicitors)

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.



Ground Floor

Floor 1



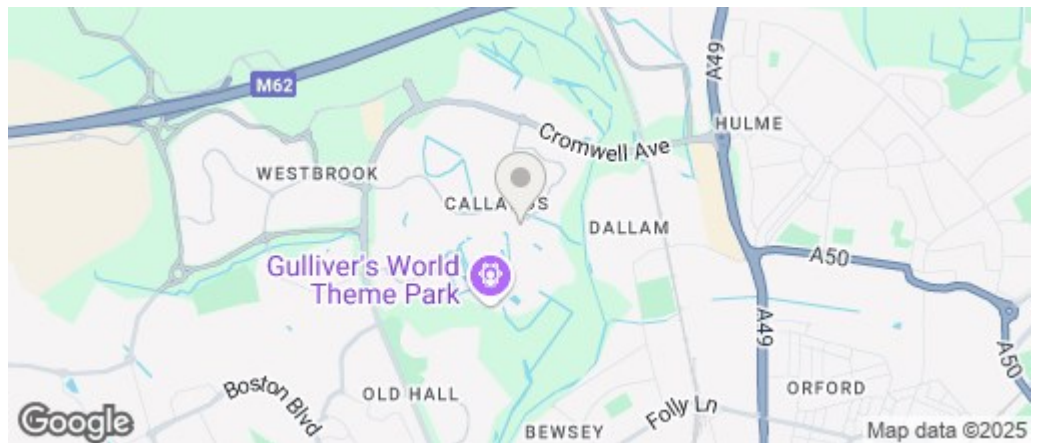
Approximate total area⁽¹⁾
808.26 ft²
Reduced headroom
6.98 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070