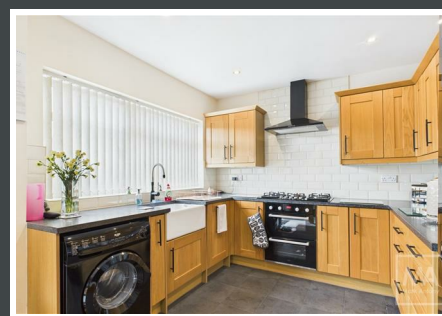
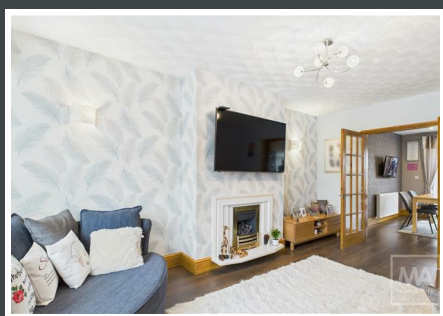




Melrose Avenue, Burtonwood Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Two Bedrooms
- Freehold
- Solar Panels
- Wonderful Garden
- Close to Amenities
- Sought After Location
- Driveway Parking
- Light and Airy
- Ready to Move Into
- One Level Living

INTERIOR

Step into this inviting bungalow, designed for comfort and practicality. The home begins with a spacious lounge, filled with natural light, creating an airy atmosphere perfect for relaxing or entertaining guests. Adjacent to the lounge, you'll find the kitchen and dining room, seamlessly integrated into the layout to provide a bright and functional space for cooking and sharing meals.

The bungalow features two well-appointed bedrooms: the first comes complete with a wet room, offering modern convenience and accessibility, while the second boasts its own bathroom, ensuring privacy and comfort for all residents or visitors.

Ideal for those seeking thoughtful design and easy living, this property blends practicality with style, catering to a variety of needs, whether for a small family, downsizers, or anyone looking for a cosy yet functional retreat.

GARDEN

This spacious garden combines functionality and charm with its beautifully paved layout, offering a low-maintenance outdoor space. Scattered plants and decorative pots bring bursts of colour and vibrancy throughout. At the heart of the garden lies a cosy summerhouse, perfect for relaxing or entertaining, making it an inviting retreat that balances practicality with a touch of elegance. Additionally, the garden is a natural sun trap, which not only enhances its warmth and appeal but also boosts the efficiency of solar panels, making it an environmentally friendly asset. To the front of the property, there is a driveway suitable for multiple cars.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 425Mb (Via BT)



LOCATION

Burtonwood was a chapelry in the ancient parish of Warrington, in the West Derby Hundred of Lancashire. It was later created a civil parish and was part of the Warrington Poor Law Union and then the Warrington Rural District. By 1974 the village of Burtonwood became part of Warrington District and is now part of the Warrington Unitary Authority. It is still a civil parish (now named Burtonwood and Westbrook) and thus has its own parish council. Burtonwood's population rose from 990 in 1861 to 2,408 in 1911 as the mining and brewing industries grew. The village of Burtonwood saw its greatest increase in housing and population post 1945 when the locally named 'miners estate' was built and vast numbers of people took employment in the collieries of Bold and Clockface both in the neighbouring Parish of Bold in St Helens.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Freehold

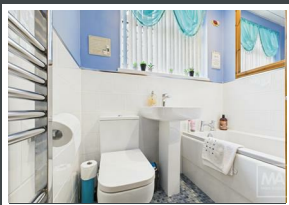
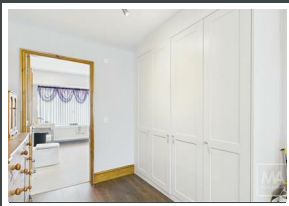
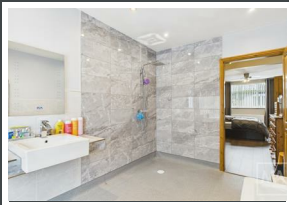
(Property tenure to be confirmed by solicitors)

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 Building 1



Ground Floor Building 2



Approximate total area¹
1008.27 ft²

(1) Excluding balconies and terraces

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 | | |
| (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