



Kerridge Drive, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Storey Living
- Built In Wardrobes
- Two Bathrooms
- Neutral Decor Throughout
- Family Home
- Allocated Parking
- Three Bedrooms
- Close To Amenities
- Close To Schools
- Great Transportation Links

INTERIOR

Introducing a stunning three-bedroom, three-storey home, now available for viewing. This stylish residence boasts a prime location with convenient access to local shops and schools, making it ideal for families. Upon entering, you'll be greeted by neutral décor throughout, providing a blank canvas for easy personalisation. The spacious lounge, bathed in natural light, offers the perfect setting for family relaxation. At the rear, the contemporary kitchen-diner features integrated appliances and offers a charming view of the garden. On the first floor, you'll find two double bedrooms with ample space for your design ideas, along with a modern three-piece family bathroom. The second floor is dedicated to the master bedroom, complete with a newly fitted En-suite shower room and fitted wardrobes.

With excellent transport links and everyday conveniences just moments away, this well-presented home is perfect for modern family living. Don't miss the opportunity to make this house your home!

GARDENS

At the rear of the property, a low-maintenance garden combines patio and paving stones, creating a stylish and practical outdoor space perfect for dining and relaxation. Enclosed for privacy, it offers ample seating space with the potential to become a serene summer retreat. Convenient allocated parking is also available at the rear.

SERVICES

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



LOCATION

Situated on the Riverside Point Development, this property is located in a very popular location. Within walking distance to Warrington Town Centre which is home to the Golden Square Shopping Mall as well as two train stations. The leafy Black Bear Path is also just a short walk along the river to the rear of the development which leads to Victoria Park.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Leasehold

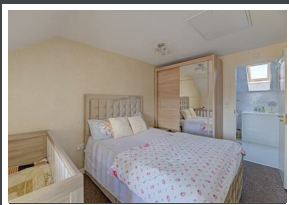
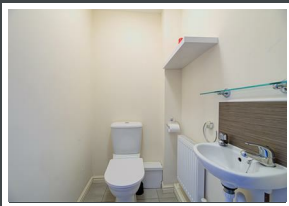
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



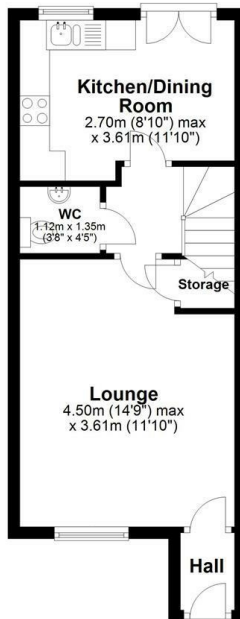


IMPORTANT NOTICE

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.

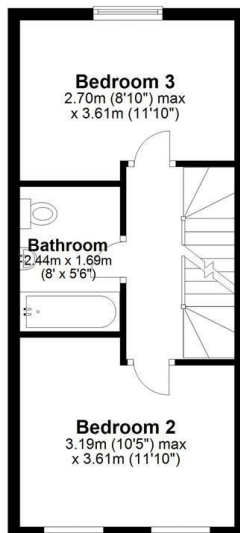
Ground Floor

Approx. 32.2 sq. metres (346.5 sq. feet)



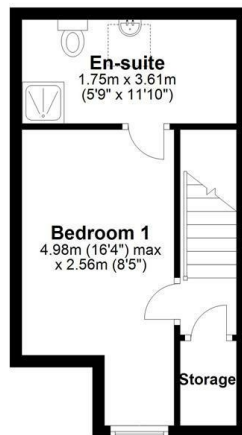
First Floor

Approx. 30.8 sq. metres (331.1 sq. feet)

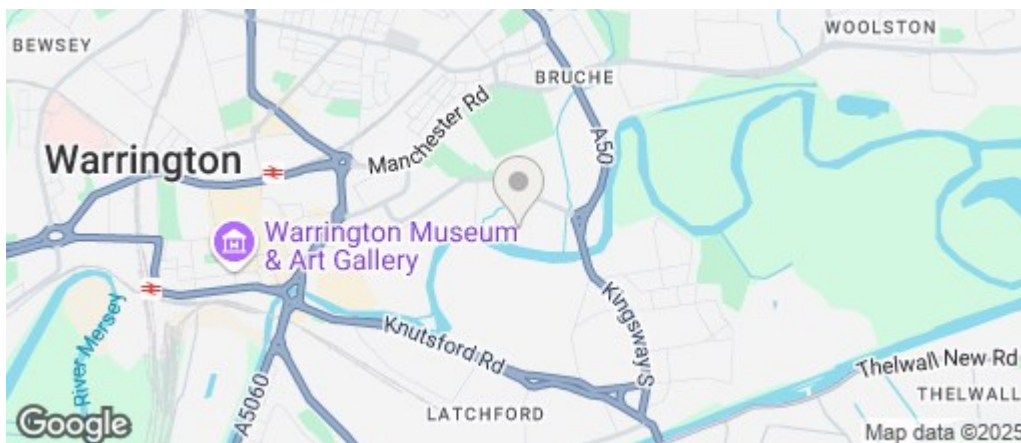


Second Floor

Approx. 23.0 sq. metres (247.8 sq. feet)



Total area: approx. 86.0 sq. metres (925.4 sq. feet)



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



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