



# North Park Brook Road, Callands Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Four Bedrooms
- Sought-After Location
- Driveway Parking
- Close To Schools
- Quiet Position
- Detached Family Home
- Freehold Title
- Incredible Potential
- Spacious Garden
- Two Bathrooms

## INTERIOR

Nestled in the sought-after residential location of Callands, this spacious four-bedroom detached property offers an exceptional opportunity for buyers seeking a blank canvas to create their dream home! Boasting generous living spaces and a well-designed layout, the home offers neutral décor throughout providing the perfect foundation for personal touches and upgrades. Downstairs, the property boasts a spacious lounge, a separate dining room, and a bright and functional kitchen with scope for renovation or reconfiguration. The ground floor concludes with an integral garage perfect for home storage and a convenient WC.

As you ascend the staircase you will find four great-sized bedrooms that provide ample space for busy family life. Bedroom one is generously proportioned and has the benefit of an En-Suite bathroom, adding a sense of luxury to this space. The additional bedrooms offer ample space for your design ideas to come to life and share a four piece family bathroom.

## GARDENS

The property boasts a generously-sized garden, offering a lush lawn area surrounded by mature greenery, creating a tranquil and inviting outdoor retreat. Ideal for families, entertaining, or simply relaxing, the garden provides ample space for children to play or for adding personal touches such as a patio, decking, or even a garden room. With its private and spacious layout, this outdoor area perfectly complements the home's family-friendly appeal.

## SERVICES

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



## LOCATION

Callands is an attractive suburb, conveniently located three miles north of Warrington Town Centre. The area is set within landscaped parkland and neighbours Sankey Valley Park, meaning there are plenty of walking and cycling routes; perfect for families and dogs. Callands is a popular area, thanks to its selection of high achieving primary and secondary schools. It is also within close proximity to the regional motorway network, providing easy access to Manchester and Liverpool.

## GENERAL INFORMATION

**Local Authority:** Warrington

**Council Band:** D

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

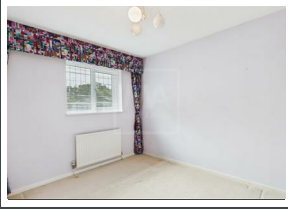
Not included in the asking price.

Items may be available under separate negotiation.



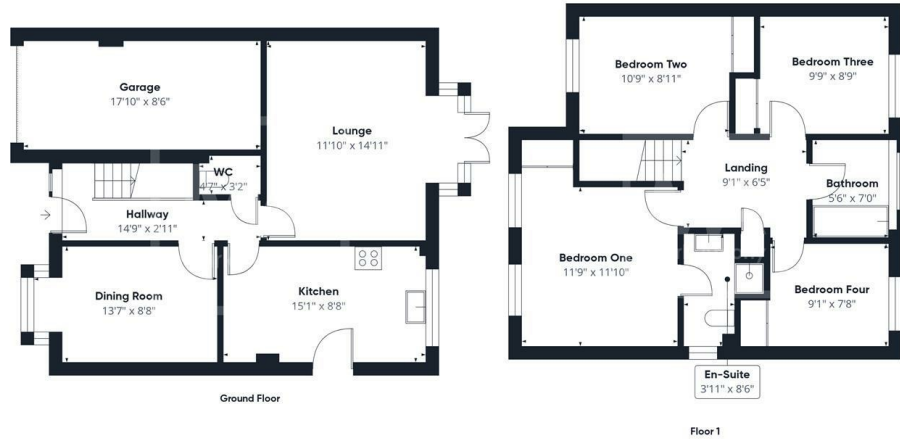
Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.





## 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.

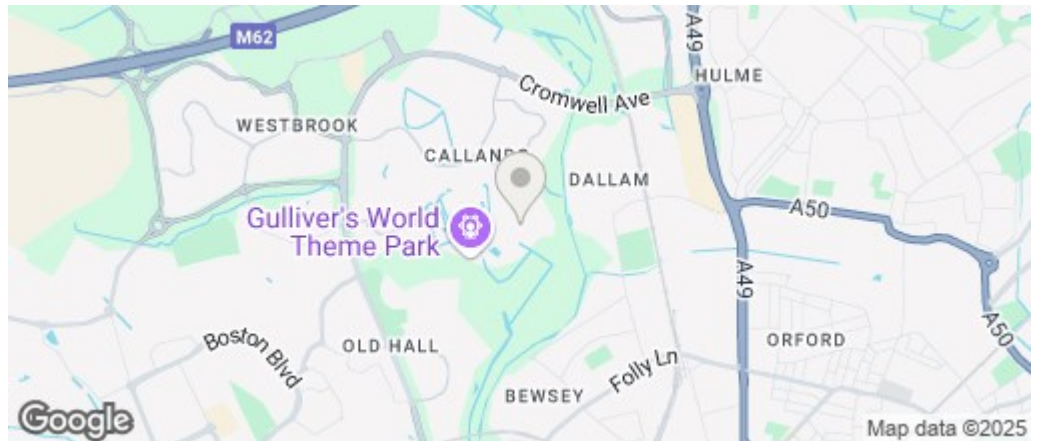


Approximate total area<sup>1</sup>  
1247 ft<sup>2</sup>

(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.

GIRAFFE360



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