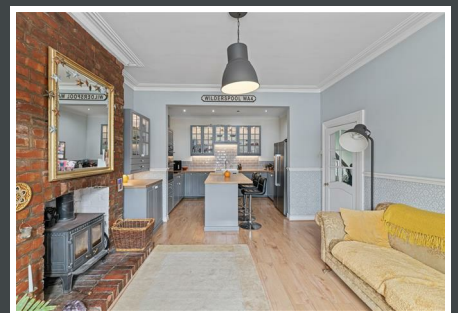




Wilderspool Causeway, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Double Fronted End Terrace
- Three Reception Rooms
- Modern Elegance
- Spacious Lounge
- Spacious Courtyard
- Four Bedrooms
- Family Home
- Open Plan Kitchen
- Two Storey Workshop
- Parking Available

INTERIOR

Upon entering, you are greeted with a welcoming hallway. From here you enter the spacious lounge adorned with high ceilings, creating an airy atmosphere. This inviting space flows seamlessly into the dining room, perfect for family gatherings and entertaining guests. The heart of the home is undoubtedly the kitchen family room, which has been thoughtfully designed to a contemporary standard. Featuring a stunning island, this area is both functional and stylish. The family room, with its exposed brick wall and cosy log burner, along with a lovely bay window, provides a warm and inviting setting to relax and unwind after a long day. Completing the ground floor is a convenient WC and a utility room, enhancing the practicality of the home.

As you ascend to the first floor, you will find four generously sized bedrooms, each offering ample space for rest and relaxation. The property boasts a well-appointed shower room, as well as a family bathroom that features a luxurious standalone bath and elegant porcelain tiles, providing a touch of sophistication.

GARDEN

Outside, the generous courtyard offers a private outdoor space, perfect for enjoying the fresh air. Additionally, the two-storey workshop presents a versatile opportunity, with the upper level suitable for use as a studio or office, catering to a variety of needs.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)



LOCATION

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Liverpool. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Leasehold

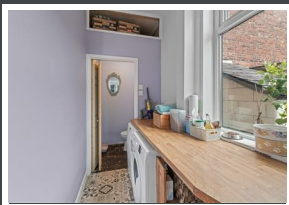
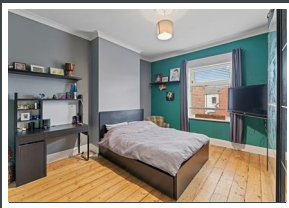
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

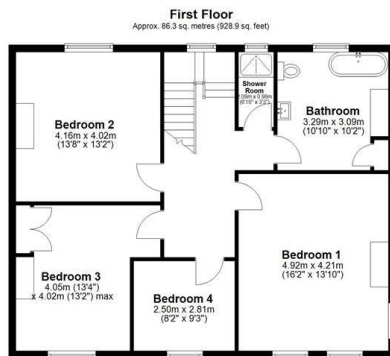
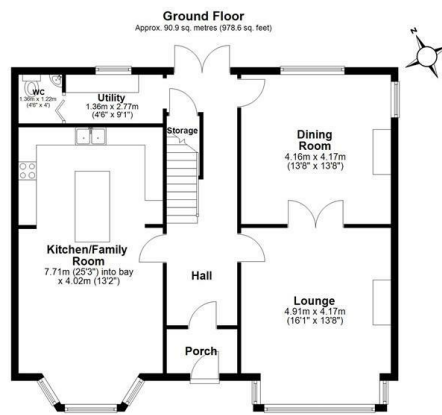
Items may be available under separate negotiation.



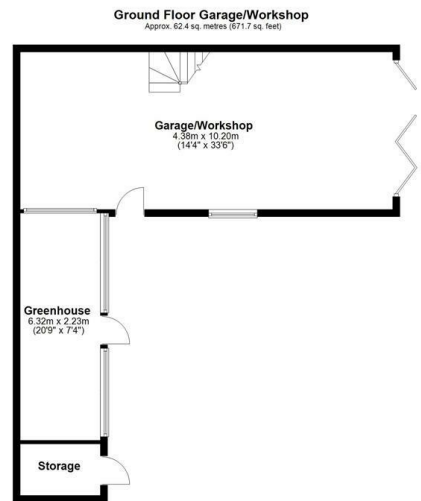


IMPORTANT NOTICE

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.



Total area: approx. 269.6 sq. metres (2901.6 sq. feet)



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



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