



Sherwood Crescent, Burtonwood Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Semi Detached Bungalow
- Four Bedrooms
- Ample Living Space
- Spacious Plot
- Light and Airy
- Fantastic Sized Garden
- Driveway Parking
- Freehold
- Sought After Location

INTERIOR

As you enter, you are welcomed into a light and airy environment, enhanced by the inviting lounge that boasts a cosy log burner, perfect for those chilly evenings. The well-appointed kitchen is equipped with integrated appliances and provides convenient access to the garden, making it ideal for both cooking and entertaining. Adjacent to the kitchen, the dining room offers a lovely space for family meals, while a utility area adds practicality to daily living.

The bungalow comprises three well-proportioned bedrooms, one of which can easily serve as a home office, catering to the needs of modern lifestyles. The family bathroom is conveniently located, ensuring comfort for all residents. Ascending to the loft conversion, you will discover the fourth bedroom, which is bathed in natural light thanks to the skylights, creating a serene retreat.

GARDEN

The property sits on an expansive plot, featuring a fantastic garden that is predominantly laid to lawn, complemented by a decking area that is perfect for relaxation and enjoying the sunshine. For those who love to entertain, a charming home bar awaits in the garden, providing an excellent space for gatherings with friends and family. To the front, a sizeable driveway accommodates multiple vehicles.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 153Mb (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

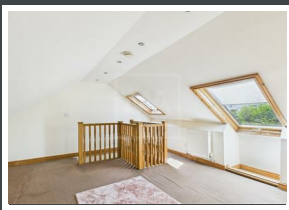
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



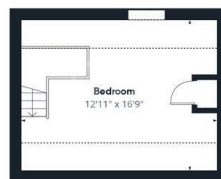


IMPORTANT NOTICE

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



Floor 1 Building 1



Approximate total area¹
1235 ft²
Reduced headroom
78 ft²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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



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