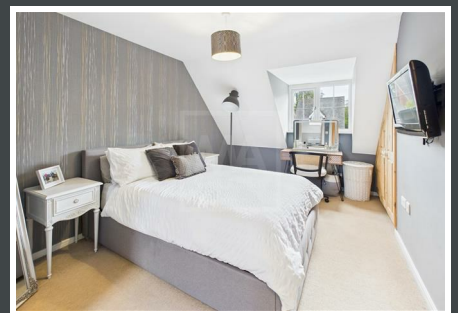




## Rylands Drive, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Family Home
- Three Bedrooms
- Delightful Lounge
- Beautiful Garden
- Ensuite to Master
- Popular Location
- Modern Kitchen
- Downstairs WC
- Parking
- Family Bathroom

## INTERIOR

Access to this immaculately maintained family home begins with a welcoming hallway leading into a modern kitchen, ideal for everyday cooking and entertaining. Just beyond the kitchen is a convenient downstairs WC, adding practicality to the ground floor layout. The home flows naturally into a spacious lounge, where patio doors open directly onto the low-maintenance rear garden—perfect for seamless indoor-outdoor living. On the first floor, you'll find two generous double bedrooms and a stylish family bathroom with a contemporary three-piece suite. The top floor is dedicated to a bright and elegant master bedroom, complete with a private ensuite for added comfort and convenience. Ample storage throughout the home enhances its practical appeal. Set across three well-proportioned floors, this property offers a perfect blend of modern design and functional family living in a sought-after location near Warrington town centre.

## EXTERIOR

The rear garden features low-maintenance artificial grass and a patio ideal for summer dining and relaxation. At the front, the property benefits from two off-road parking spaces, offering both convenience and functionality for residents and guests.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1,130MB (Via Virgin Media)



## LOCATION

This property is an area of Warrington located within walking distance to the Town Centre. Warrington's Golden Square Shopping Centre hosts a large number of high street branded stores and restaurants. There are also several supermarkets close by to choose from including Asda and Sainsburys. Warrington Central and Bank Quay Train Stations are within walking distance providing easy access to towns and cities thorough the UK.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** C

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

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

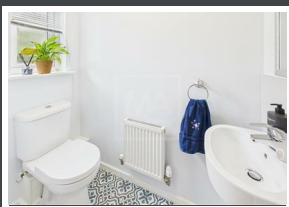
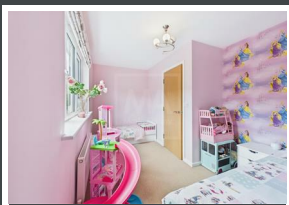
Not included in the asking price.

Items may be available under separate negotiation.







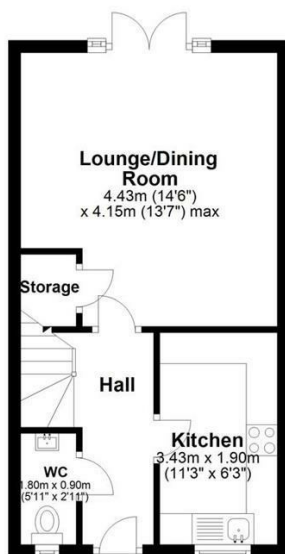


## IMPORTANT NOTICE

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.

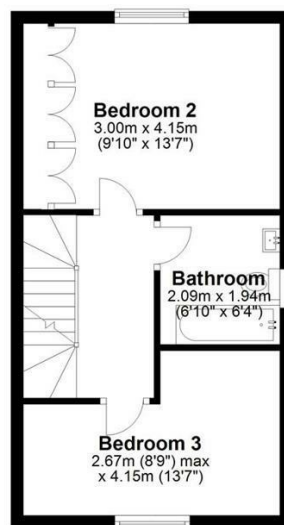
### Ground Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



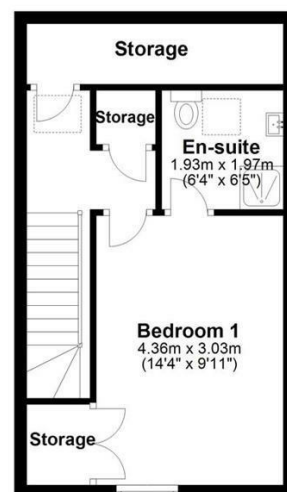
### First Floor

Approx. 33.0 sq. metres (355.6 sq. feet)

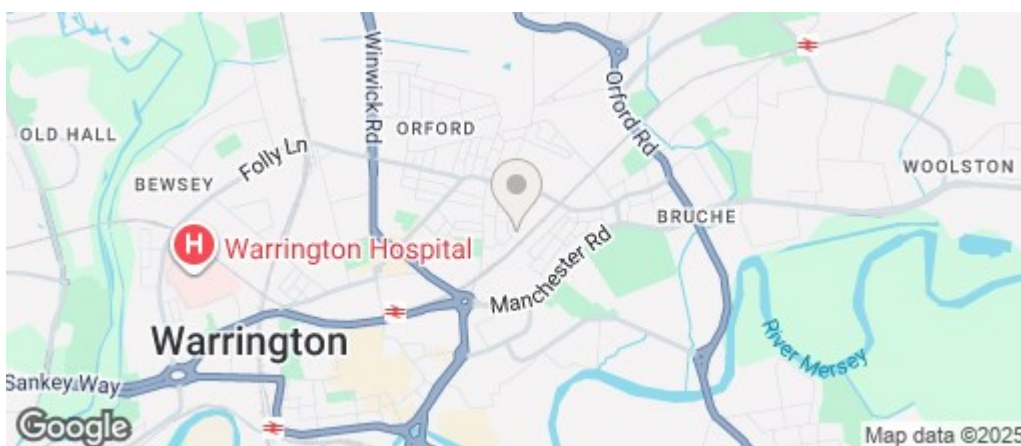


### Second Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



Total area: approx. 97.1 sq. metres (1044.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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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