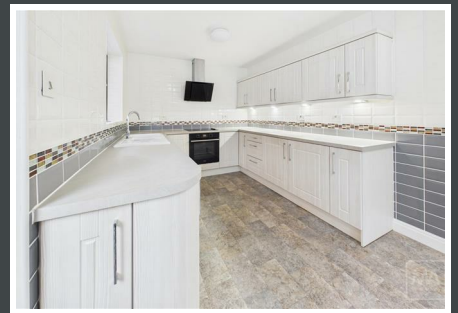




# North Park Brook Road, Callands Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Onward Chain
- Four Bedrooms
- One Level Living
- Close to Amenities
- Stunning Gardens
- Generous Plot
- Driveway Parking
- Family Home
- Sought After Location
- Close To Schools

## DESCRIPTION

This impressive four-bedroom detached bungalow offers spacious and versatile living on a generous plot. Finished in a neutral décor throughout, the home is ready to move into while offering scope for personalisation and modernisation. The property features a light-filled lounge adding a sense of warmth and charm to this space. A generous sized kitchen with a handy breakfast bar can be found to the front of the property. A separate dining area - a versatile room suitable for family dining or use of a fourth bedroom with French doors to the rear garden. The property benefits from a main bedroom with a handy En-suite and three further well proportioned bedrooms, offering ample storage for your design ideas to come to life and perfect for family residence. Located in a quiet residential area with excellent access to local amenities, reputable schools, and transport links, this property presents an ideal opportunity for families or downsizers seeking single-level living with plenty of space, privacy, and potential in a desirable location. Do not miss out on making this spectacular house your next home!

## GARDEN

To the rear of the property lies a beautifully expansive garden, boasting lush lawns, mature trees, and well-established shrubbery that create a serene and private outdoor retreat. A separate patio area offers the perfect space for al-fresco dining or entertaining guests. Additionally, there is access to a handy shed, great for storage. To the front of the property is a driveway suitable for multiple cars along with a garage.

## SERVICES

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



## LOCATION

Callands is a charming suburb located three miles north of Warrington Town Centre. Nestled within landscaped parkland and adjacent to Sankey Valley Park, it offers numerous walking and cycling routes, ideal for families and pets. The area boasts excellent amenities, including a nearby supermarket, cinema, and the new Junction 9 retail park. Additionally, Gemini Park, with stores like Marks and Spencer, Next, and Ikea, is just a short distance away. Callands is favored for its high-performing primary and secondary schools and its proximity to the regional motorway network, ensuring easy access to Manchester and Liverpool.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**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.

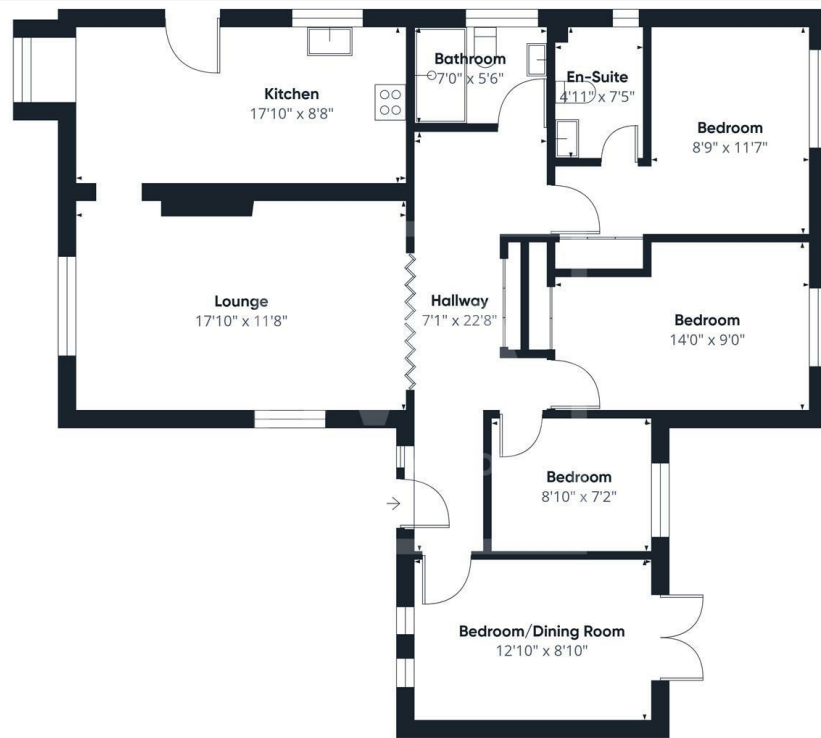






## IMPORTANT NOTICE

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.

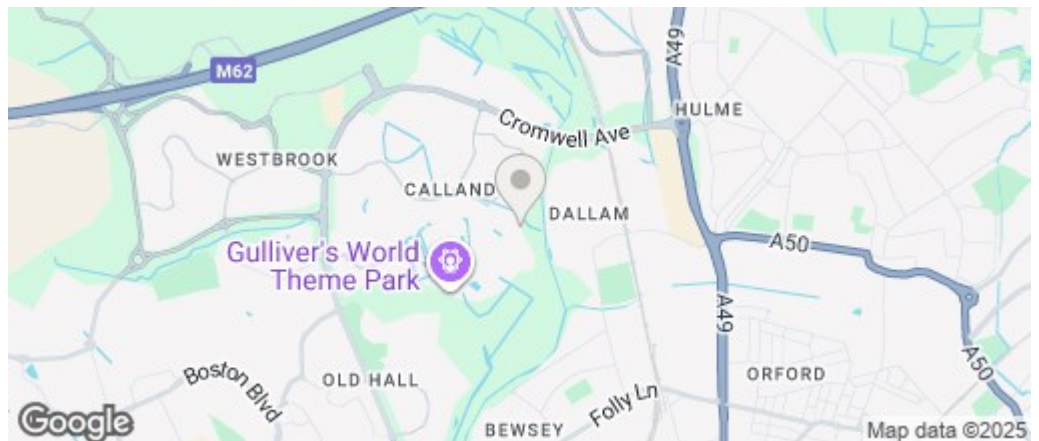


Approximate total area<sup>(1)</sup>  
1013 ft<sup>2</sup>

(1) Excluding balconies and terraces

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) <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		
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



**Mark Antony**  
SALES & LETTING AGENTS

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