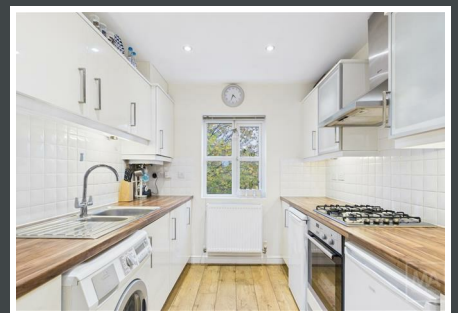
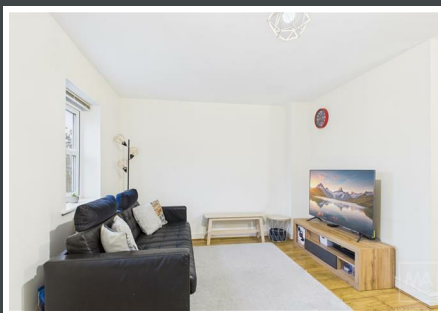




# Powder Mill Road, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Three Bedrooms
- Desirable Location
- Driveway Parking
- First Time Buyers
- Light And Airy
- No Onward Chain
- Spacious Living
- Garage
- Family Home
- Close To Local Amenities

## INTERIOR

As you step into the home, you're welcomed by a spacious hallway that seamlessly connects to every room within the property. On the ground floor, you'll find a well-appointed bathroom conveniently located opposite the third bedroom—an adaptable space perfect for guests, a home office, or a cosy retreat. This level also includes a garage, ideal for secure storage or additional utility space.

Heading upstairs to the first floor, you're greeted by a generously sized living area, filled with natural light and designed for comfort and relaxation. The adjoining kitchen offers a warm and inviting setting to prepare meals, complemented by an open-plan layout that flows effortlessly into the dining and lounge areas—perfect for entertaining or unwinding after a long day.

The second and final floor hosts two further spacious bedrooms. The primary bedroom features its own private ensuite, while a separate family bathroom adds convenience for household members and guests alike.

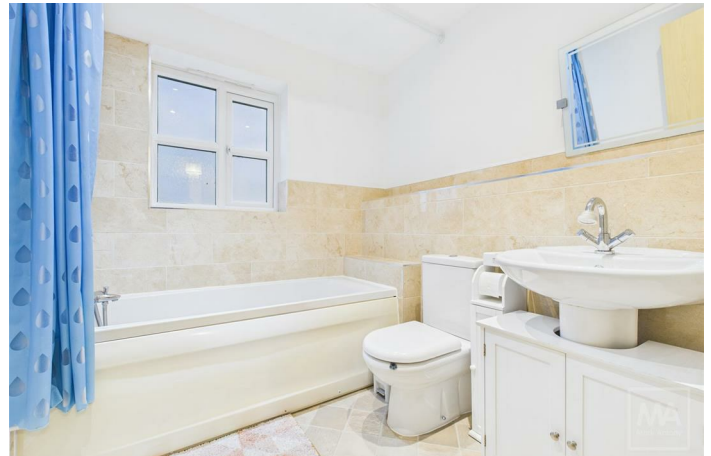
## GARDEN

At the rear of the property lies a generously sized garden, perfect for soaking up the sunshine on warm summer days or entertaining guests with memorable family gatherings.

The home also benefits from driveway parking, offering both convenience and added peace of mind for residents and visitors alike.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via Sky)



## LOCATION

Edgewater Park is located in the leafy outskirts of Warrington. Located just a short walk away from the great amenities Latchford village has to offer, including a supermarket, post office and plenty of independent boutiques. The Trans Pennine Trail is also close by; perfect for walks and cycling. Stockton Heath and Warrington Town Centre are both just a short drive away, meaning residents are spoilt for choice when it comes to shopping and dining out. There is a range of great schools close by and residents benefit from being in close proximity to the M6 and M56 motorways.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** C

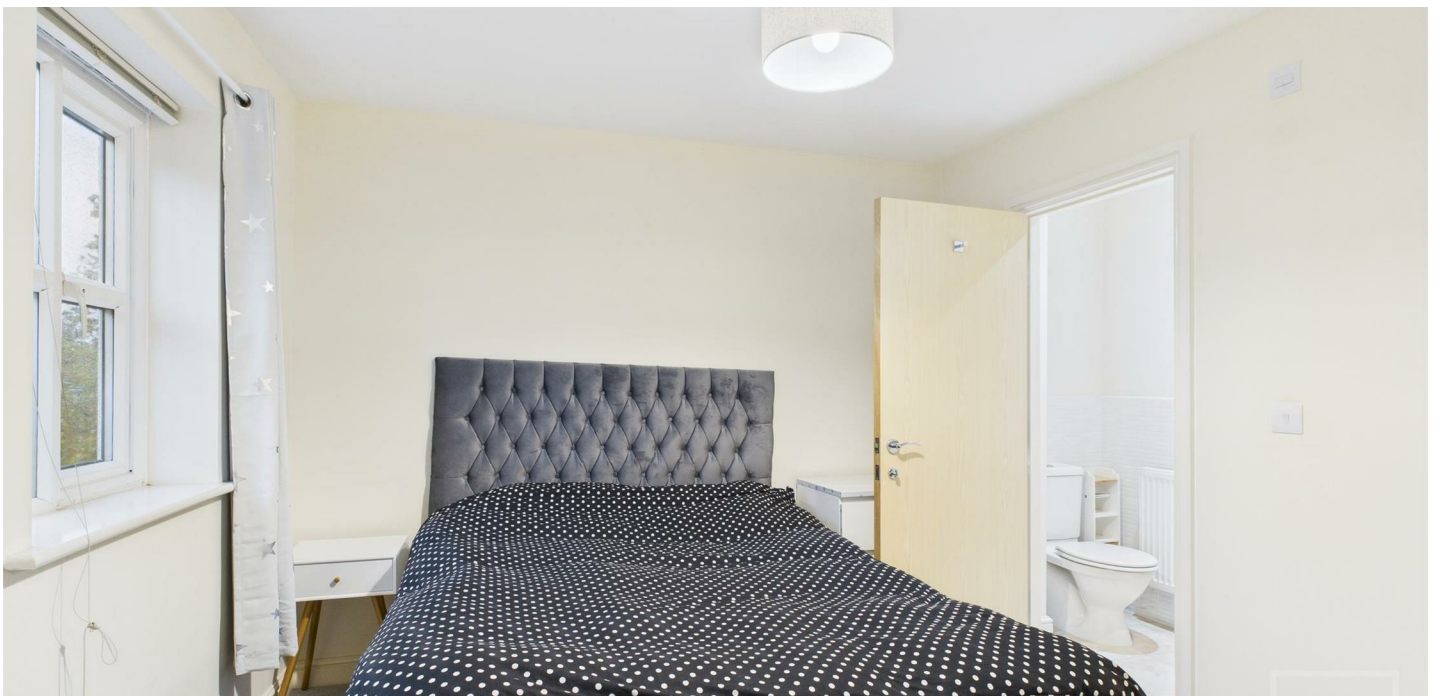
**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

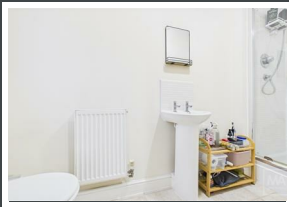
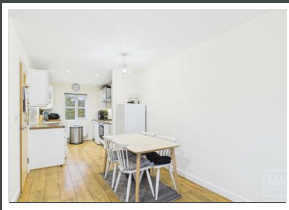
### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.







## IMPORTANT NOTICE

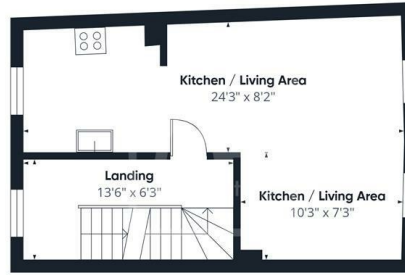
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.



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Ground Floor



Floor 1



Floor 2

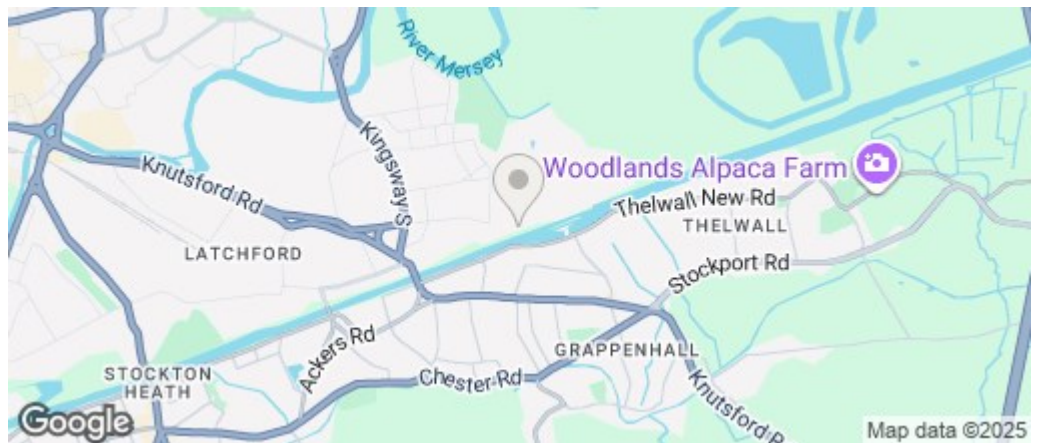


Approximate total area<sup>(1)</sup>  
1011 ft<sup>2</sup>

(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		
<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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