



Regency Square, Warrington

Three Bedroom Terrace • Good-Sized Lounge • Renovated Kitchen • En-suite Bathroom • Modern Decoration • Landscaped Garden • Stylish Home • Downstairs WC • Close to Local Amenities • First Time Buyers



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

This beautifully presented three-bedroom home offers stylish, spacious living ideal for couples or families. Downstairs features a welcoming hallway, a separate WC, and a cosy lounge perfect for relaxing. The heart of the home is the open-plan kitchen and dining area, recently renovated with sleek finishes and patio doors that open to the rear garden, creating a bright and airy atmosphere. Upstairs, the spacious main bedroom boasts a modern En-suite with a convenient standing shower. Two further double bedrooms provide ample space for guests or family, while a versatile third room is perfect for a nursery or home office. The main bathroom has been recently refurbished with contemporary fittings, adding a touch of luxury. With thoughtful design and modern interiors throughout, this property blends comfort and functionality in a truly inviting home.



GARDEN:

The landscaped rear garden features two inviting patio areas, ideal for summer gatherings with friends and family. Low-maintenance AstroTurf adds a fresh, green finish. The property also benefits from a side driveway, offering off-road parking for two cars.



LOCATION

Regency Park is within easy walking distance to Warrington Town Centre and both Bank Quay and Central train stations. Residents therefore have easy access to the great range of shops, bars and restaurants that the town has to offer. For families or households with dogs, Sankey Valley Park is just a short walk away and home to plenty of walking and cycling routes. There's also a BMX track, play areas and plenty of attractive spots for picnics. The M62 is under 3 miles away, making commuting to neighbouring towns and cities simple.



GENERAL INFORMATION

- › Council Tax band: C
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C

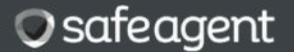




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Approximate total area[®]
722 ft²

(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.

GIRAFFE360

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under separate negotiation.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



Warrington's Highest Rated Agent

