

## London Road Warrington

Three Bedrooms • Village Location • Close To Local Amenities • Garage • No Onward Chain • Spacious Living  
• Family Home • Garden • Terraced • Close To Local Schools



**Mark Antony**  
SALES & LETTING AGENTS





## INTERIOR

Stepping into the property, you are welcomed by a bright and inviting hallway that leads you into the heart of this beautiful home. The first room you encounter is the lounge, filled with natural light and offering a calm, comfortable space perfect for relaxation. Flowing seamlessly from here is the dining room, generously sized for hosting guests or enjoying memorable family meals.

A conveniently located ground-floor bathroom adds everyday practicality, while the well-appointed kitchen sits further along, providing an ideal setting for preparing warm, home-cooked meals. Completing the ground floor is the family room—an additional versatile living space designed for unwinding, entertaining, or spending quality time together.

Ascending to the first floor, you will find three spacious bedrooms, each offering a peaceful retreat for rest and rejuvenation. A modern family bathroom is also located on this level, ensuring comfort and convenience throughout the home.



## GARDEN

Tucked away at the rear of this charming home is a spacious garden, ideal for soaking up the summer sun, hosting family gatherings, and creating lasting memories. The property also benefits from a garage offering valuable additional storage, along with a neat front garden that enhances the home's welcoming appeal.



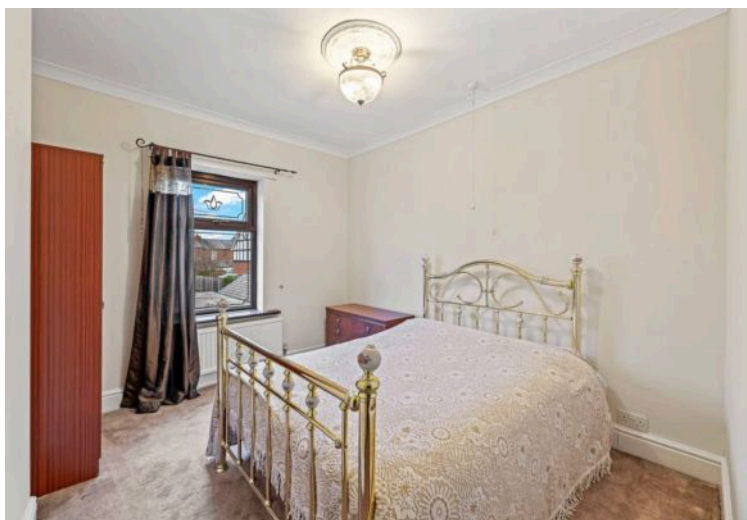
## LOCATION

Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. It boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep, offering anything from a casual and relaxed setting to a more cosmopolitan night out. The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.

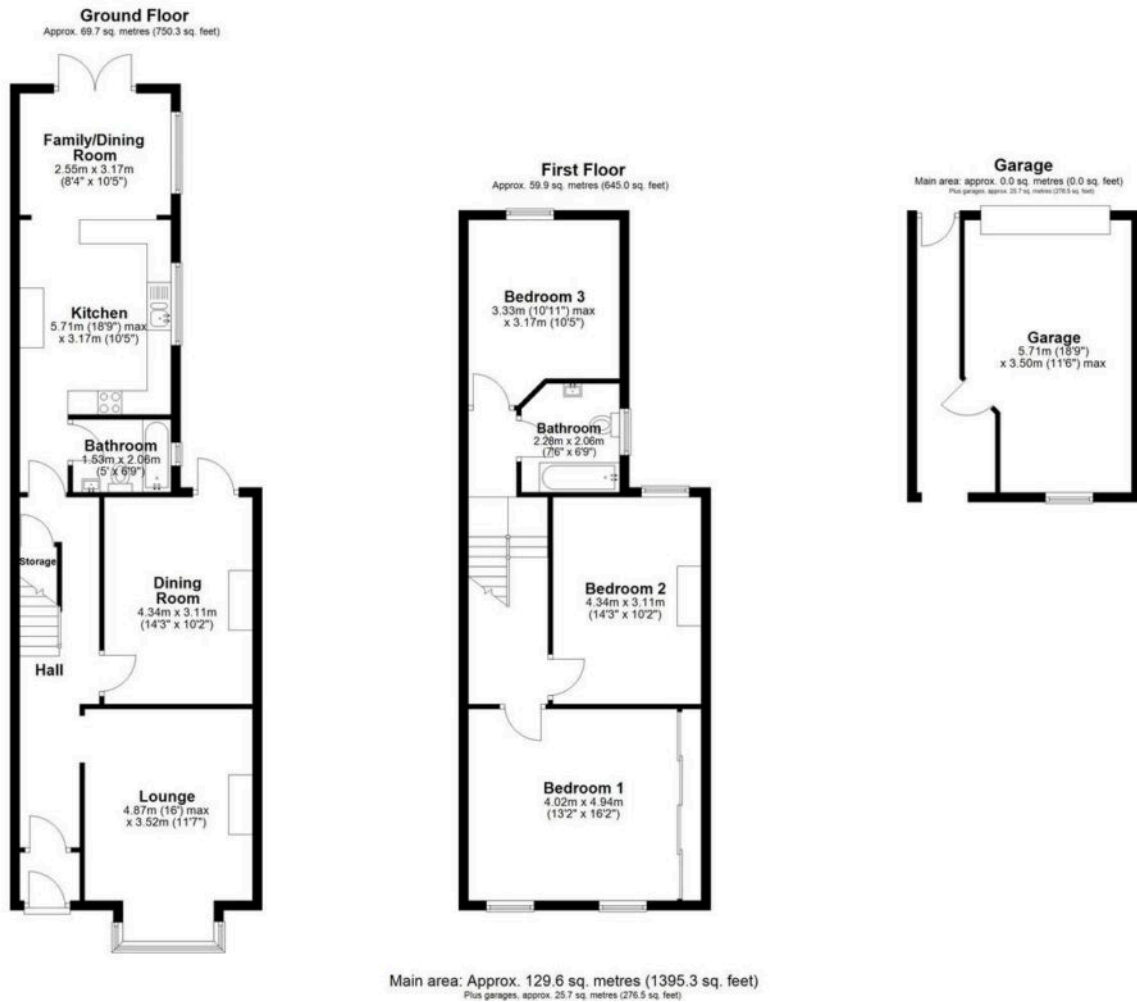
- › Council Tax band: B
- › Tenure: Leasehold











## 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.