



25 Edgewater Place

Edgewater Park, Warrington, WA4 1GE

£485,000



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ENTRANCE HALLWAY

13'1" x 6'11" (4.01 x 2.11)

UPVC Double glazed front door and Mosaic tiled floor.

DOWNSTAIRS WC

5'6" x 3'10" max (1.69 x 1.18 max)

UPVC Double glazed window to the front elevation, Low Level WC, Wall Mounted sink, Heated Towel Rail and Mosaic Tiled floor.

LOUNGE

16'2" x 9'7" (4.93 x 2.93)

UPVC Double glazed windows to three sides, Spot lighting and Feature Fireplace with Wood Burning Stove.

CLOAKROOM

8'7" x 6'0" max (2.63 x 1.85 max)

UPVC Double Glazed door to the side elevation, Mosaic Tiled floor and coat/shoe storage.

OPEN PLAN FAMILY KITCHEN/DINER

18'11" x 21'11" max (5.78 x 6.70 max)

Contemporary High Gloss fitted kitchen with Quartz work tops boasting Centre Island with storage, Three Stainless Steel Ovens, Combination Oven/Microwave, Integrated Wine Fridge, Fridge Freezer, Dishwasher, Induction Hob with extractor over, Moulded Sink and drainer with feature Quooker tap, Spot Lighting, Two Anthracite modern radiator, Mosaic tiled splashbacks, Wooden Flooring, UPVC window to the front elevation and UPVC Bi-Fold doors across the rear.

LANDING

6'3" x 14'7" (1.93 x 4.47)

UPVC Double glazed window to the side elevation.

MAIN BEDROOM

9'6" x 10'8" (2.90 x 3.27)

Two UPVC Double glazed windows and Fitted Wardrobe.

ENSUITE SHOWER ROOM

6'11" x 4'7" (2.12 x 1.40)

Recently fitted suite with Fully Tiled Oversized shower, Low Level WC, Vanity Sink unit, Heated Towel rail, Spot Lighting, Shaver Point, Fully Tiled walls and floor.

BEDROOM TWO

20'6" x 13'8" max (6.27 x 4.18 max)

UPVC Double Glazed window to the rear elevation.

BEDROOM THREE

19'4" x 7'11" (5.91 x 2.42)

UPVC Double Glazed window to the rear elevation, Storage Cupboard,

BEDROOM FOUR

7'10" x 7'2" (2.40 x 2.20)

UPVC Double Glazed Arch window to the front elevation.

SHOWER ROOM

5'5" x 6'11" (1.67 x 2.13)

Recently Fitted Suite with Fully Tiled Shower, Heated Towel Rail, Low Level WC, Vanity Sink unit, Heated Towel rail, Spot Lighting, UPVC Double glazed window to the side elevation. Fully Tiled Walls and floor.

GARDEN

Fully Enclosed and Landscaped to include Paved areas, Artificial Grass, Boxed Hedges, Trees, Wood

Fired Pizza Oven, Patio areas and gated access to the front.

OUTSIDE OFFICE

13'6" x 6'6" max (4.14 x 1.99 max)

UPVC Double glazed front door with two UPVC Double glazed windows, Spot Lighting and Two Separate Offices.

OUTSIDE BAR

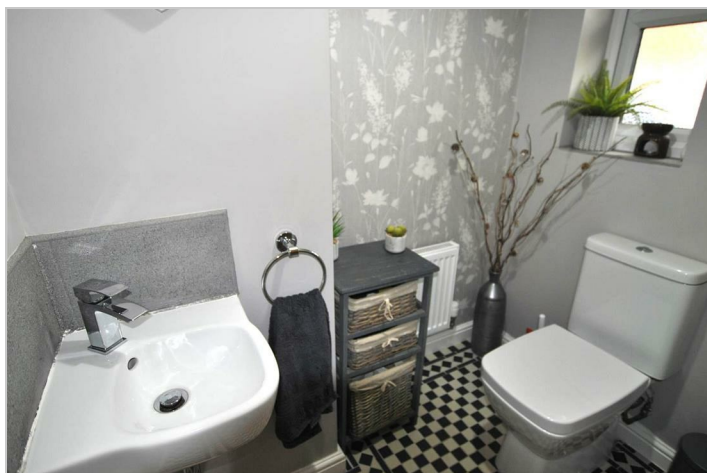
Feature Bar all in wood with Vaulted Ceiling, Seating areas, Heating, Lighting and Power.

OUTSIDE GARAGE/UTILITY

Up and over door to the front giving bike storage then converted at the back into a spacious utility for Washing Machine and Dryer. UPVC Double glazed French doors and Spot Lighting.

OUTSIDE

Double Driveway, Patio area and Storage Shed to the side.



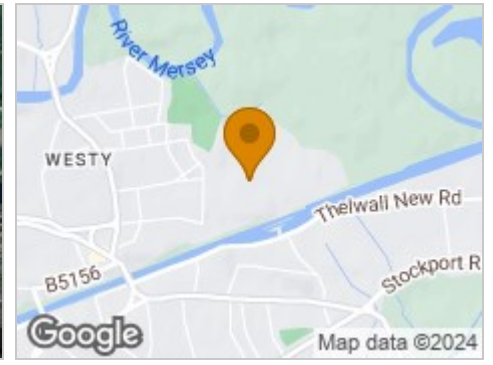
Road Map



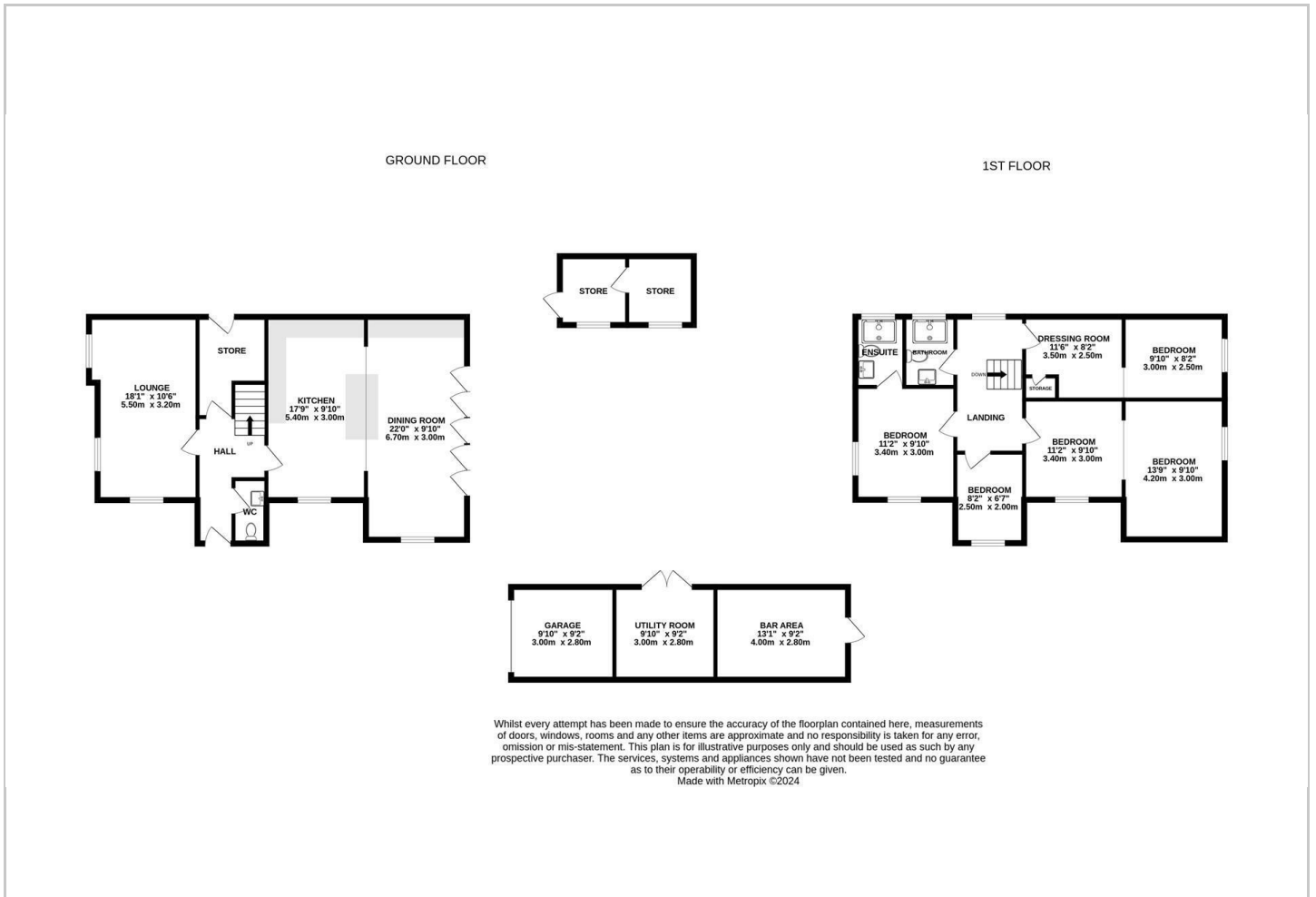
Hybrid Map



Terrain Map



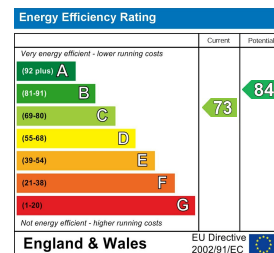
Floor Plan



Viewing

Please contact our Let n Sell Office on 07958 253511 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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