



58 Edgewater Place

Edgewater Park, Warrington, WA4 1GF

£448,090

WELL APPOINTED MODERN DETACHED, SOUGHT AFTER LOCATION ON 'EDGEWATER PARK', FITTED WARDROBES THROUGHOUT, LOVELY KITCHEN/DINER OPENING ONTO THE GARDEN, SPACIOUS LOUNGE WITH FRENCH DOORS, CONVERTED GARAGE AS FABULOUS OFFICE, FOUR DOUBLE BEDROOMS, MAIN BEDROOM WITH EN-SUITE, DRIVEWAY PARKING & GARDENS, FREEHOLD.

This Superb Family Home boasts a great location on the reputable Morris Homes Development, 'Edgewater Park' Grappenhall, Stockton Heath and Thelwall are within walking distance over the Manchester Ship Canal making it easy to get into a variety of local schools for anyone with a growing family. The motorway networks are just a short drive away too for anyone wanting to commute and if you work from home this has a ready made office! The accommodation comprises Entrance Hallway, Beautiful Bright Lounge, Modern High Gloss Kitchen/Diner with Breakfast Bar, Dining Room, Office and Downstairs WC. To the First Floor there is a Main Bedroom with Delightful En-Suite Shower Room, Three Further Double Bedrooms with Fitted Wardrobes and a Family Bathroom. Externally there is a block paved driveway providing off road parking to the front and an enclosed garden with paved patio area to the rear. Viewing recommended as Freehold houses on this estate are in a minority!

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- DRIVEWAY PARKING & GARDENS
- FREEHOLD

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.



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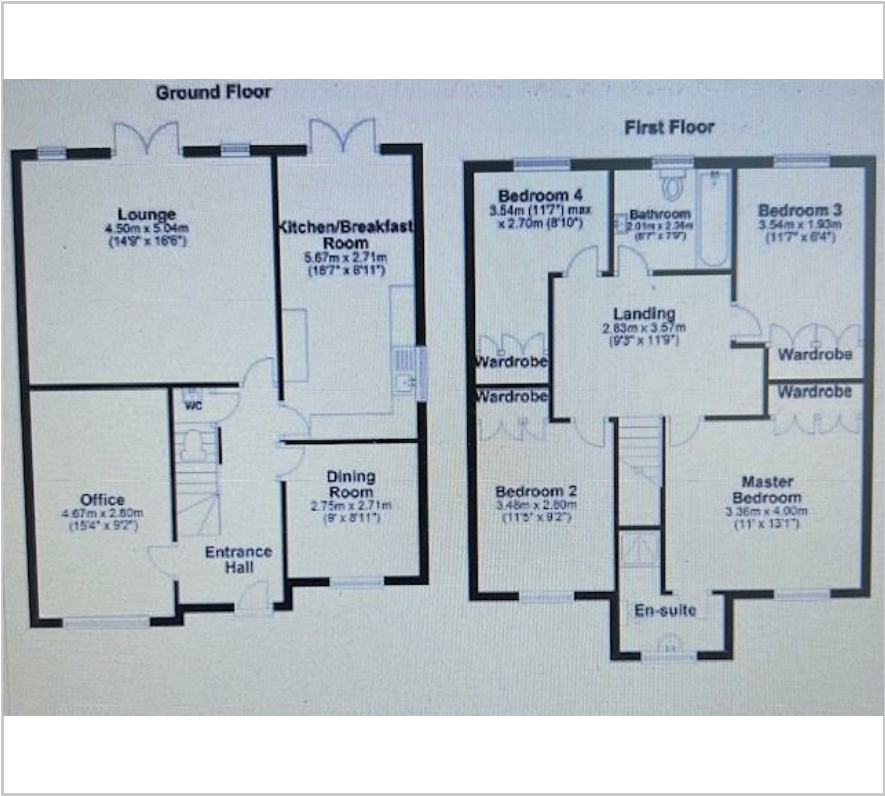


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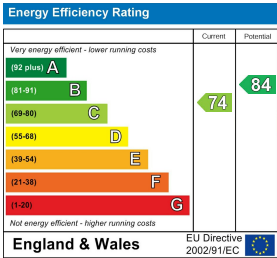
Floor Plan



Area Map



Energy Efficiency Graph



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