

658, Warrington Road, Marus Bridge, WN3 6XN

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

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Outstanding and recently renovated two bed semi-detached home located close to schools and amenities



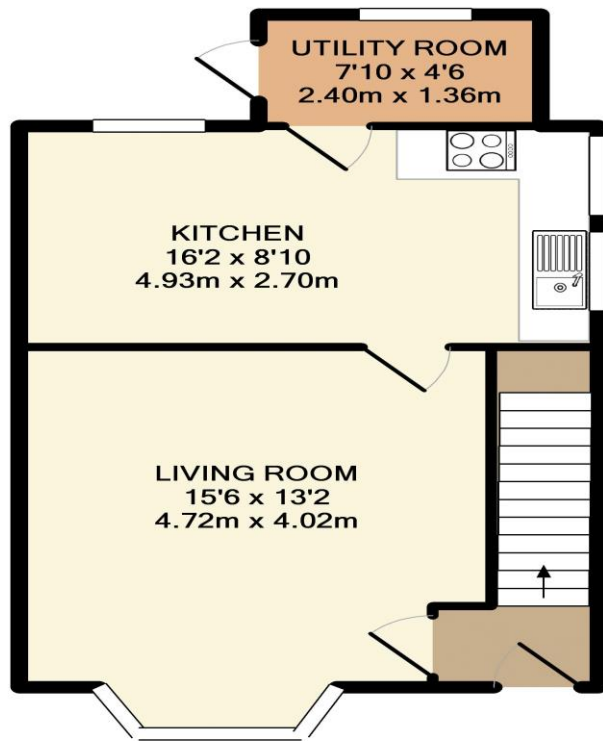
- Stunning recently renovated semi-detached home
- Open plan kitchen / dining room / utility
- Family bathroom / shower over bath
- Close to schools and transport links
- Great sized reception room
- Two good sized double bedrooms
- Large gardens / off road parking to rear
- 773 SQ. FT.

Now available to let and located in the popular area of Marus Bridge, is this traditional, two bed, two reception room semi-detached family home. This outstanding property has recently been fully renovated throughout including a modern desirable fitted kitchen and a stunning fitted family bathroom along with neutral décor and good quality flooring. Warrington Road is situated close to schools, the town centre with all its amenities, public transport links and is just a short drive to several major motorway network.

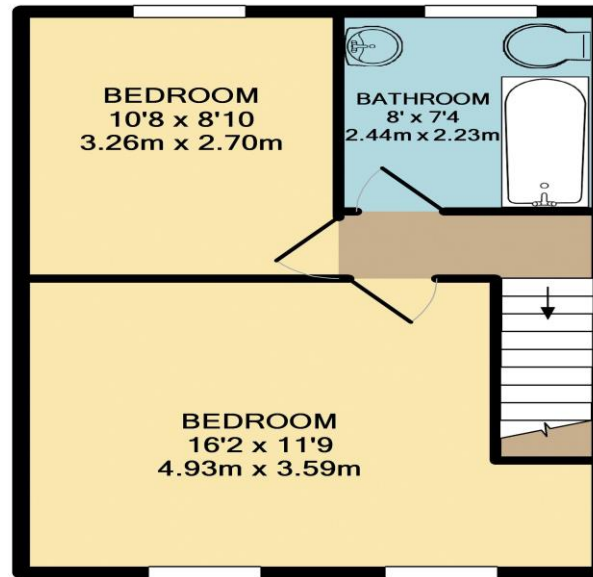
Internally the property has been finished to a high standard throughout offering a very modern and contemporary living environment. This outstanding home boasts an entrance hallway, a great sized family lounge/sitting room located to the front with a feature bay window overlooking the gardens, a stunning open plan kitchen / dining room with modern fitted kitchen offering a range of wall, base and drawer units along with integral cooker and a good-sized utility room offering space and plumbing for a washing machine finish of the ground floor. To the first floor there is a spacious landing area, a large double master bedroom located to the front with two large feature windows, a newly fitted modern family bathroom comprising of low level W.C, wash hand basin and bath with shower over is located to the rear of the property along with a second good sized bedroom. Externally to the front the property has a walled and large grassed garden area with a pathway leading to the front door. To the rear is a great sized yard style garden with double gates offering off road parking. Internal inspection is highly recommended to truly appreciate the properties internal condition, deceptive size and great location.







GROUND FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

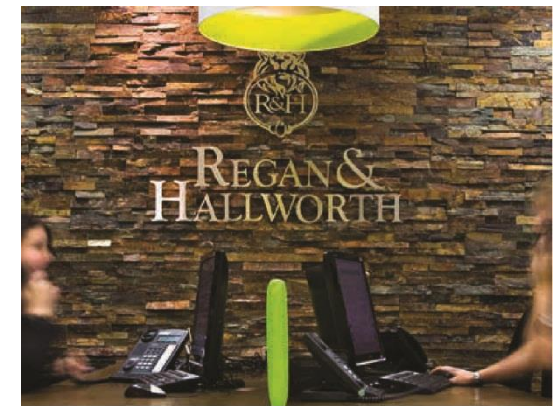


1ST FLOOR
APPROX. FLOOR
AREA 364 SQ.FT.
(33.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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