



23 Waters Edge

, Warrington, WA4 6BQ

£425,000



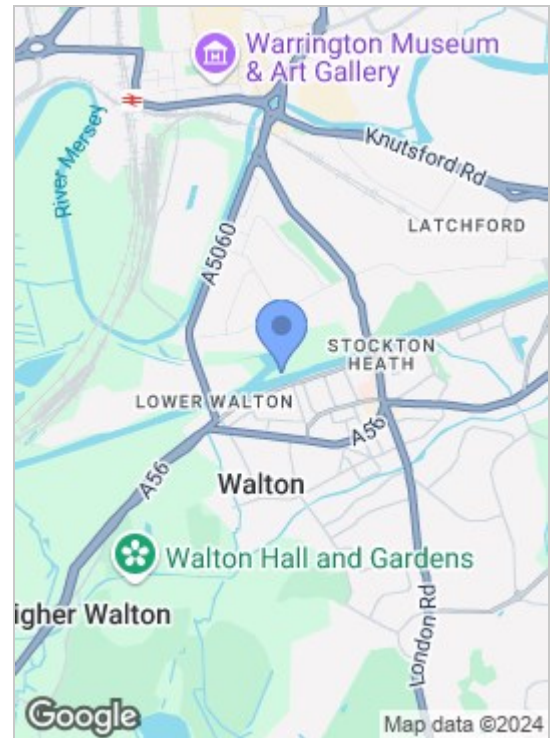
This exceptional four-bedroom property offers a luxurious living experience, perfectly positioned to take advantage of serene waterside views of the Manchester Ship Canal. Set across three well-designed floors, the home boasts a contemporary open-plan ground floor featuring a bespoke Kutchenhaus German kitchen, complete with high-end appliances and ample dining and living spaces. Natural light floods the area through large windows and double doors, extending seamlessly onto a south-facing decked area, perfect for enjoying the picturesque canal setting in privacy and tranquillity.

On the first floor, a spacious lounge provides a stylish retreat, complete with a custom-built media wall, integrated electric fireplace, and double doors offering additional water views. The master bedroom, also located on this level, features fitted wardrobes and an en-suite, enhancing comfort and convenience. The second floor offers three further generously sized bedrooms, two of which enjoy canal views, along with a contemporary family bathroom, all benefitting from an abundance of natural light.

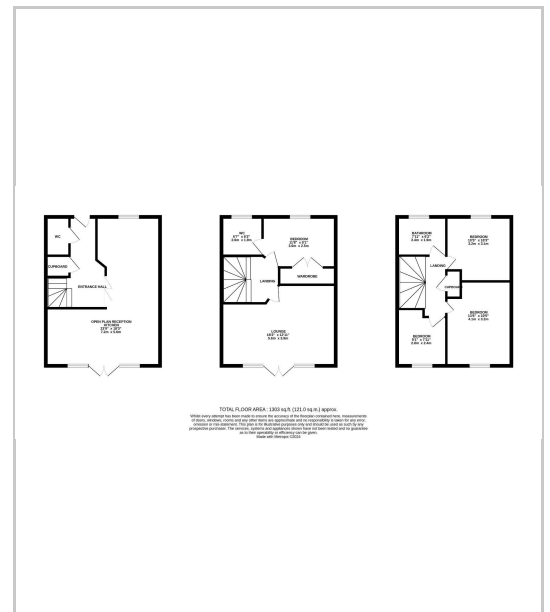
Situated in a quiet cul-de-sac, this property offers privacy while being just a short walk from the vibrant centre of Stockton Heath, known for its variety of restaurants, bars, and cafes. Excellent primary and secondary schools are nearby, and easy access to the motorway network makes commuting a breeze. With the Trans-Pennine trail just metres away, residents can enjoy cycling, running, and walking in the surrounding area, making this property an idyllic blend of modern luxury and natural beauty.



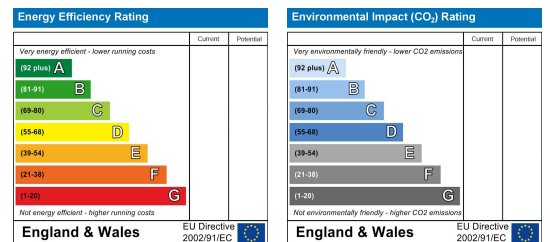
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

82 Coronation Road, Crosby, Liverpool L23 5RH

Tel: 0151 909 3003
 Email: crosby@abode-group.co.uk
 Web: www.abode-group.co.uk

6 Allerton Road, Mossley Hill, Liverpool, L18 1LN

Tel: 0151 601 3003
 Email: allerton@abode-group.co.uk
 Web: www.abode-group.co.uk

2 Chapel Lane, Formby, Liverpool, L37 4DU

Tel: 01704 827 402
 Email: formby@abode-group.co.uk
 Web: www.abode-group.co.uk