



Wilderspool Crescent, Warrington Cheshire

Three Bedrooms • No Onward Chain • Desirable Cul-De-Sac Location With Canal View • Nearby Walks • Close To Local Amenities • Freehold Title • Plenty Of Potential • Charming Gardens • Modernisation Opportunity • Light And Airy



Mark Antony
SALES & LETTING AGENTS



INTERIOR

The property opens into a small entrance hall, with the living room to one side and the dining room to the other.

The living room is bright, with windows overlooking both the front and rear gardens, allowing plenty of natural light throughout the day. The separate dining room features a bay window and leads through to the kitchen. The ground floor also includes a utility room and a separate WC.

Upstairs are three bedrooms, comprising two generous double bedrooms and a third smaller bedroom, along with the family bathroom.

The property would benefit from modernisation, offering an excellent opportunity for buyers to update and personalise the home to their own taste. At the same time, it is fully functional with a modern boiler, providing gas central heating and hot water throughout.



GARDEN

The property has both front and rear gardens. The south-east facing rear garden is a generous size and backs onto the canal, providing an attractive open outlook. The garden also includes a shed for additional storage.

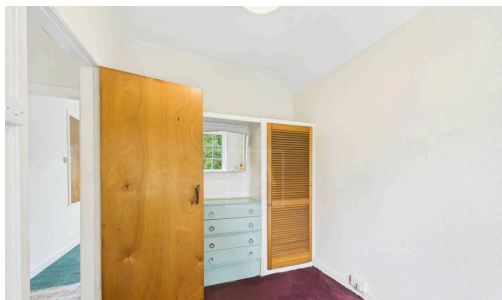


LOCATION

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Liverpool. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.

GENERAL INFORMATION

- › Council Tax band: B
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: D



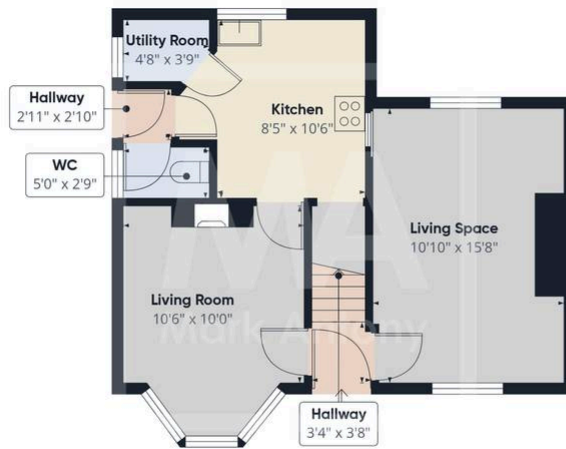




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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1014 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.



Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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