



Gresford Close, Callands Warrington

Detached Property • Three Good-Sized Bedrooms • Perfect Family Home • Open Plan Living
• Modern and Sleek Kitchen • Light and Airy • South Facing Garden • Driveway Parking • Freehold Title • Close to
Excellent Schools



Mark Antony
SALES & LETTING AGENTS

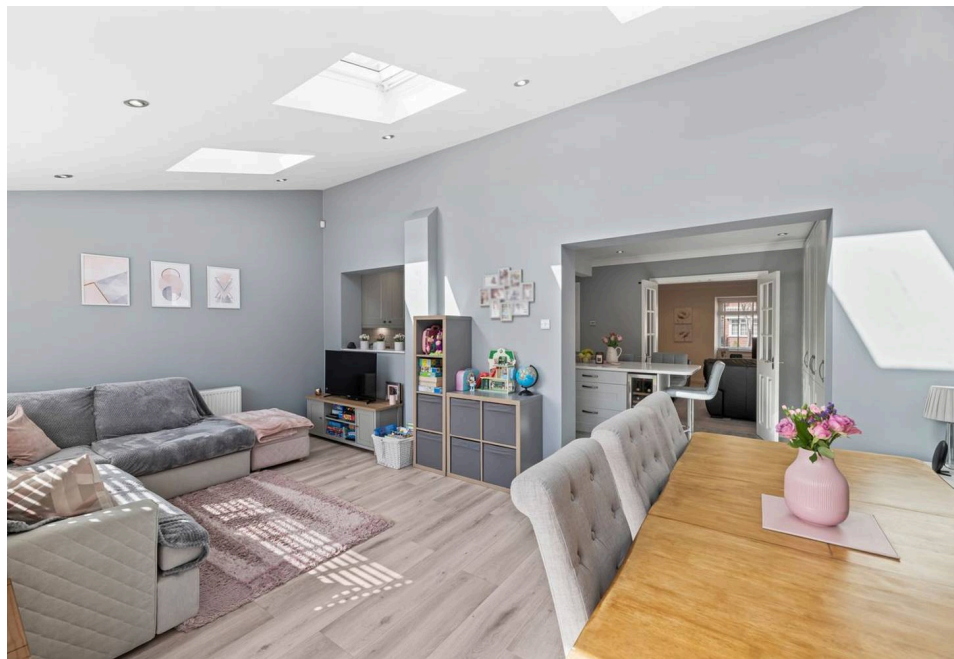


INTERIOR

Entry into this wonderful home is via the hallway, where you will find a WC and utility space seamlessly incorporated into the walls. From here, you are led into the lounge, which offers a cosy atmosphere with a charming fireplace, perfect for unwinding and relaxing.

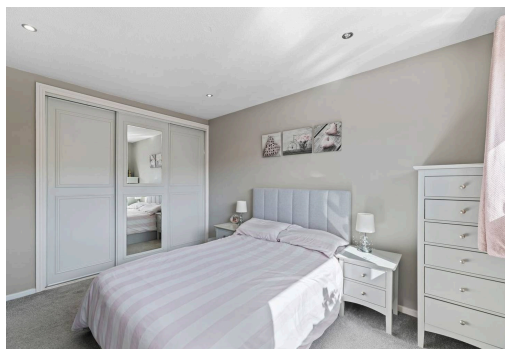
Following the natural flow of the home, the kitchen/breakfast room has been tastefully designed with modern, sleek worktops, a beautiful central island, integrated appliances, and ample storage. This space opens effortlessly into the family/dining room, creating a stunning open-plan area. Featuring a fitted skylights and patio doors leading out to the south-facing garden, it provides a true oasis for relaxing during the summer months.

Upstairs, the property offers three good-sized bedrooms, along with a modern family bathroom fitted with a bath and overhead shower. Bedroom one benefits from built-in wardrobes as well as a private en-suite.



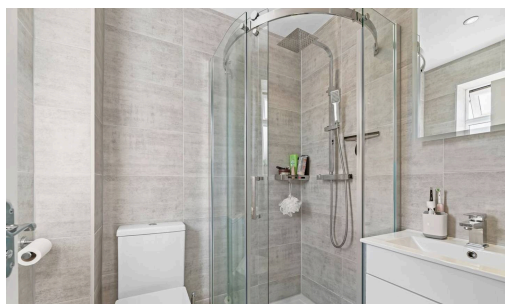
GARDEN

This property offers a private South-facing garden, laid mainly to lawn with a patio area. The patio is ideal for outdoor furniture and perfect for hosting family and friends during the summer months, with patio doors seamlessly connecting indoor and outdoor living. To the front of the property, there is driveway parking suitable for multiple vehicles.



LOCATION

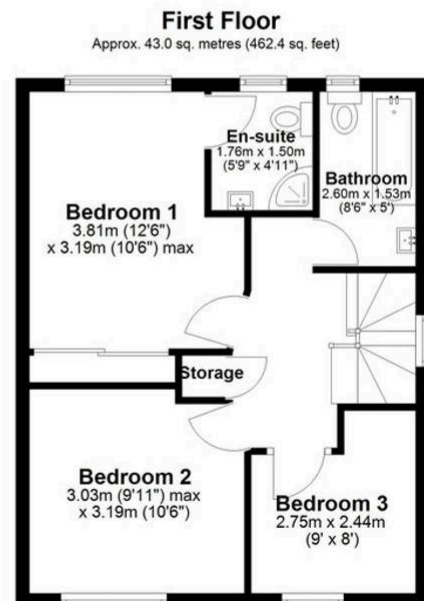
Callands is an attractive suburb, conveniently located three miles north of Warrington Town Centre. The area is set within landscaped parkland and neighbours Sankey Valley Park, meaning there are plenty of walking and cycling routes; perfect for families and dogs. The area benefits from a range of great amenities, being so close to a supermarket, cinema and the recently developed Junction 9 retail park. It's also just a stone's throw away from Gemini Park, home to high street superstores including Marks and Spencer, Next and Ikea. Callands is a popular area, thanks to its selection of high achieving primary and secondary schools.



GENERAL INFORMATION

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





Total area: approx. 109.3 sq. metres (1176.6 sq. feet)

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.