



Mersey Walk Warrington

Three Bedrooms • Driveway Parking • Ideal Family Home • Beautifully Presented • Close To Local Amenities • Freehold Title • Charming Garden • Stunning Views • Desirable Location • Light And Airy



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you enter this charming property, you are welcomed by a hallway that sets the tone for the beautifully presented accommodation beyond. The hallway itself is enhanced by thoughtfully designed storage solutions, making it ideal for modern family living. The first room you will encounter is the inviting lounge, bathed in natural light and offering a warm and relaxing space to unwind or spend quality time with family and friends after a busy day.

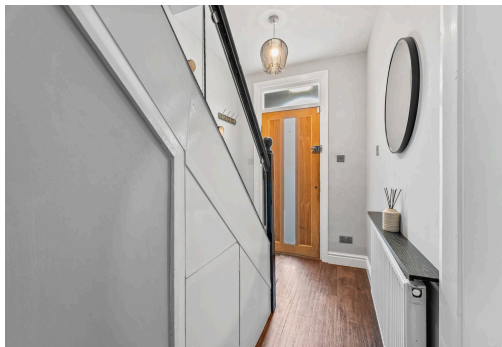
Continuing through the home, you are presented with the stylish modern kitchen. Featuring integrated appliances and ample worktop space, this well-appointed room provides the perfect setting for preparing delicious home-cooked meals with ease.

Ascending to the first floor, you will find three spacious bedrooms, each offering a peaceful retreat for rest and relaxation. Completing this delightful home is the beautifully finished family bathroom, boasting a luxurious design and a contemporary walk-in shower.



GARDEN

To the rear of the home lies a beautifully landscaped garden, thoughtfully designed to create the perfect setting for relaxing, entertaining, and enjoying the warm summer sunshine. Whether hosting family gatherings or unwinding outdoors, this charming space offers something for everyone. To the front, a private driveway provides convenient off-road parking, adding both practicality and peace of mind.



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: A
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: D







Tel: 01925 267070

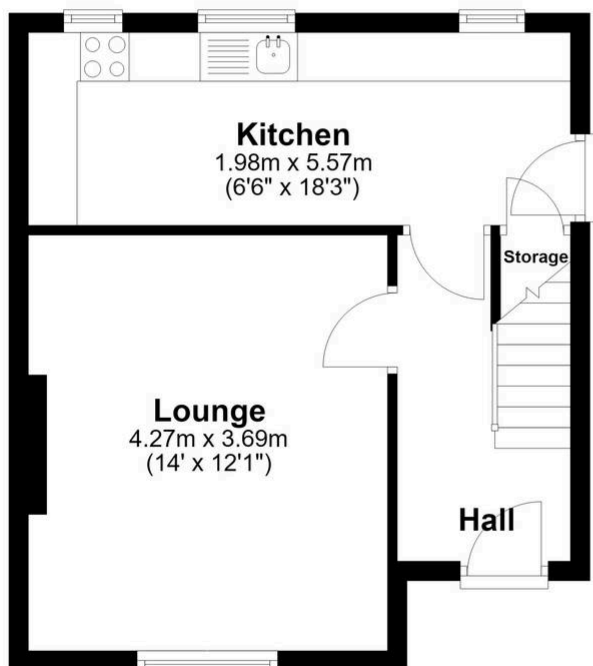
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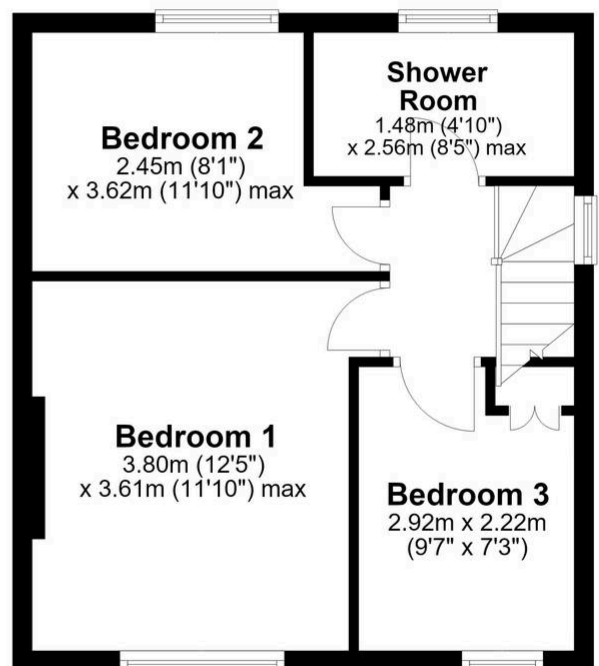
Ground Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



Total area: approx. 68.8 sq. metres (740.9 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.



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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