



10 Cresswell Close, Callands, Warrington, WA5 9UA
Offers in excess of £290,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

Situated in the popular and well-connected area of Horwich, this property on Railway Road benefits from excellent access to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities. The area is well served by reputable schools such as Rivington and Blackrod High School, making it a great choice for families. Commuters are ideally placed with Horwich Parkway Railway Station nearby, offering direct links to Manchester and beyond, alongside convenient access to the M61 motorway. The surrounding area also boasts beautiful green spaces including Rivington Pike and countryside walks, perfect for those who enjoy outdoor living.

This well-presented detached home offers comfortable and practical living space, ideal for modern family life. The ground floor comprises a welcoming entrance hallway leading to a bright living room with front-facing window, and a spacious kitchen/diner fitted with a range of units and integrated appliances. Sliding doors open into a generous conservatory with underfloor heating, creating a versatile additional living space with direct access to the garden. The property also benefits from internal access to the garage. To the first floor are three bedrooms, including a generous principal bedroom with dual front-facing windows, alongside a modern family bathroom with a three-piece suite and over-bath shower. Externally, the rear garden is designed for low maintenance with patio, artificial lawn and decking, as well as a rear access gate and access to the garage. To the front, a driveway and lawn provide off-road parking and kerb appeal.

Front

GROUND FLOOR

Living Room 13'5" x 10'9" (4.1m x 3.3m)

Window to front, wood laminate flooring, painted walls, radiator.

Kitchen/Diner 14'1" x 9'10" (4.3m x 3m)

Wall mounted and base units, integrated double oven, gas hob, extractor, dishwasher, window to rear, wood laminate flooring, sliding doors to conservatory, door to storage under stairs and garage.

Conservatory 14'1" x 9'2" (4.3m x 2.8m)

Wood laminate flooring, underfloor heating, double doors to garden.

FIRST FLOOR

Bedroom 14'1" x 8'6" (4.3m x 2.6m)

Front facing, carpet, painted walls, 2 x windows to front, radiator.

Bedroom 8'2" x 7'10" (2.5m x 2.4m)

Rear facing, carpet, window to rear, painted walls, radiator.

Bedroom 7'10" x 5'6" (2.4m x 1.7m)

Rear facing, window to rear, carpet, painted walls, radiator.

Bathroom 6'6" x 5'10" (2m x 1.8m)

Window to side, three piece suite with over bath shower, tiled floor and walls.

Rear Garden

Patio, artificial lawn, rear access gate, wood fence surrounds, decking, access to garage.