



## Glasson Close Warrington

Shared Ownership • Two Bedrooms • Desirable Location • Large Garden • Driveway Parking • Rivers Edge Development • Close To Local Amenities • Open Plan Living • Light And Airy • First Time Buyers



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

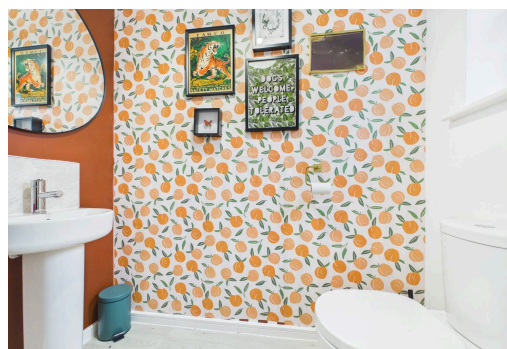
Upon entering the property, you are welcomed into a delightful open-plan living space, bathed in natural light and designed to create an ideal setting for relaxation and quality family time. The kitchen is thoughtfully tucked away, boasting integrated appliances, a sleek modern finish, and generous counter space—perfect for preparing home-cooked meals. Completing the ground floor is a convenient WC, while double doors open seamlessly onto the garden, enhancing indoor-outdoor living.

Upstairs, the property offers two well-proportioned bedrooms, each providing a calm and comfortable retreat with ample storage space. This level is completed by a stylish three-piece family bathroom, adding both practicality and comfort to this charming home.



## GARDEN

To the rear of this delightful home lies a generous garden, ideal for enjoying long summer days and hosting family gatherings. This fantastic outdoor space perfectly complements family living, and the property is further enhanced by a private driveway.

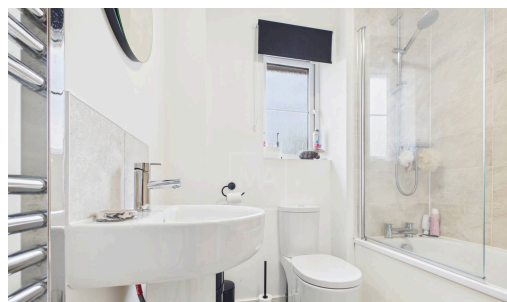


## LOCATION

Howley is a district located on the banks of the River Mersey and just a stone's throw from Warrington Town Centre. Its convenient location makes it a popular area, especially for those who work in the centre of town. Residents benefit from the great amenities the town centre has to offer including high street stores, restaurants and bars. There's also a great selection of scenic walks nearby along the banks of the river. Howley is ideally placed for a range of schools and great transport connections. Warrington Bank Quay and Central train stations are both within walking distance.

## GENERAL INFORMATION

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







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### 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.



Warrington's Highest Rated Agent

