



Ruthin Close Warrington

No Onward Chain • Three Bedrooms • Semi-Detached Bungalow • Charming Gardens • Driveway Parking • Garage • Spacious Living • Desirable Location • Light And Airy • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR

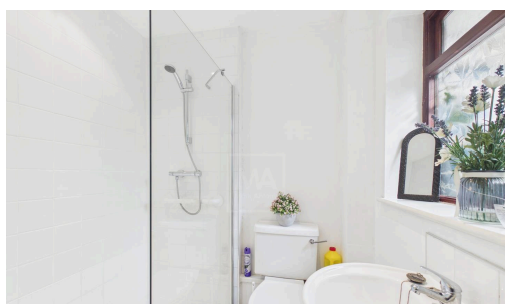
Upon entering this delightful bungalow, you are welcomed into a charming living room filled with an abundance of natural light, creating a warm and inviting space ideal for relaxing with family and friends. Flowing naturally through the home, a further hallway provides access to ample storage before leading to a second reception room. This versatile space benefits from double doors opening out onto the garden and can be used as an additional reception room or a comfortable third bedroom.

Continuing through the property, you will find a well-proportioned bedroom offering a peaceful retreat, while the second bedroom is situated further along the hallway and features convenient built-in storage. The accommodation is further enhanced by a well-appointed family bathroom, thoughtfully designed to serve the household with both comfort and practicality. Completing the home is the open-plan kitchen and dining area, creating a sociable and welcoming space, perfect for enjoying home-cooked meals together.



GARDEN

To the rear of the property lies a generously sized garden, providing the perfect space to enjoy the warm summer months, unwind outdoors, or host family and social gatherings. The home further benefits from a spacious front garden and a charming driveway, offering both privacy and added kerb appeal.



LOCATION

Callands is a charming suburb located three miles north of Warrington Town Centre. Nestled within landscaped parkland and adjacent to Sankey Valley Park, it offers numerous walking and cycling routes, ideal for families and pets. The area boasts excellent amenities, including a nearby supermarket, cinema, and the new Junction 9 retail park. Additionally, Gemini Park, with stores like Marks and Spencer, Next, and Ikea, is just a short distance away. Callands is favored for its high-performing primary and secondary schools and its proximity to the regional motorway network, ensuring easy access to Manchester and Liverpool.

GENERAL INFORMATION

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





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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.



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