



Calgarth Avenue, Bewsey Warrington

Three Bedroom End Terrace • Two Allocated Parking Spaces • Brand New Kitchen • Walking Distance to Schools and Amenities • Close to Town Centre • Perfect for First Time Buyers • Two Bathrooms • Low Maintenance Garden • Freshly Decorated and New Carpets Throughout • Rental Opportunity



Mark Antony
SALES & LETTING AGENTS



INTERIOR

This beautifully presented end-terrace home enjoys attractive kerb appeal, framed by a well-maintained hedge and a welcoming entrance canopy. Upon entering, you are greeted by an inviting hallway, which provides access to a stylish, newly fitted kitchen, along with a convenient storage cupboard ideal for coats and shoes.

To the rear of the property, a spacious living room offers an excellent space for relaxing and entertaining, with patio doors opening onto and overlooking the rear garden. The ground floor is also complimented by a contemporary WC.

Stairs rise to the first floor, where you will find a generous double bedroom, a third bedroom that would also make an ideal home office or nursery, and a modern family bathroom finished to a high standard.



Occupying the entire second floor is the impressive principal bedroom suite, flooded with natural light from skylight windows. This spacious retreat benefits from its own private en-suite shower room, creating the perfect sanctuary for homeowners.

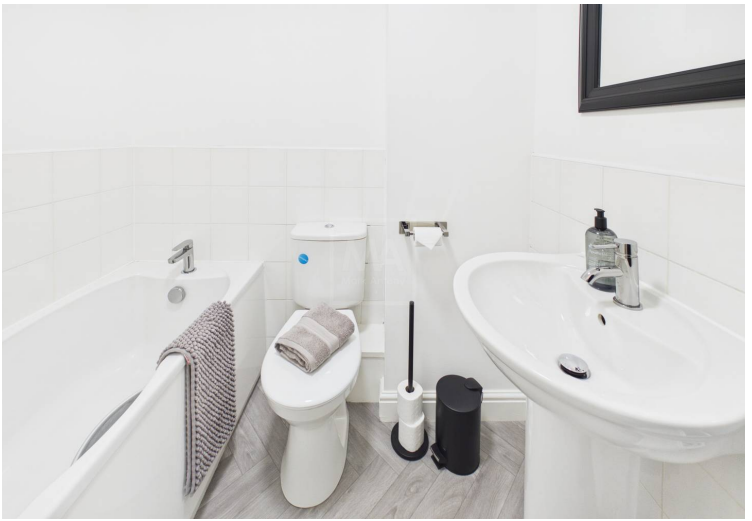
GARDEN

Adjacent to the property are two designated parking spaces for use of the occupants. The property also benefits from a low maintenance garden to the rear, a perfect space to enjoy summer evenings.



Bewsey is within easy walking distance to Warrington Town Centre and both Bank Quay and Central train stations. Residents therefore have easy access to the great range of shops, bars and restaurants that the town has to offer. For families or households with dogs, Sankey Valley Park is just a short walk away and home to plenty of walking and cycling routes. There's also a BMX track, play areas and plenty of attractive spots for picnics. The M62 is under 3 miles away, making commuting to neighbouring towns and cities simple.

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

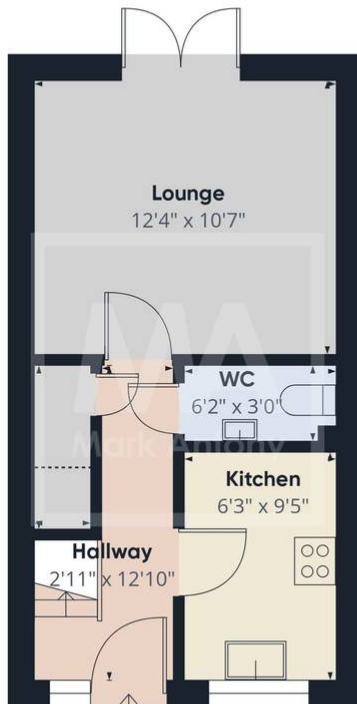




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Ground Floor



Floor 1



Floor 2

Approximate total area^m

720 ft²

Reduced headroom

27 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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