



Edale Close, Warrington Cheshire

Semi Detached • Off Street Parking • Freehold Title • South Facing Garden • Open Lounge • Two Bedrooms •
Excellent Location • Move In Ready • Close To Local Amenities • Integrated Appliances



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Step inside via a bright and welcoming hallway that sets the tone for the rest of this charming home. To the rear, you'll find the heart of the property: a spacious open-plan lounge with French doors opening onto the garden, allowing natural light to pour in and create a warm, inviting atmosphere.

The kitchen is thoughtfully designed, featuring integrated appliances alongside ample worktop space and storage—ideal for both everyday living and entertaining. The ground floor is completed by a convenient WC.

Upstairs, the property offers two well-proportioned bedrooms, each enjoying plenty of natural light. The principal bedroom also benefits from built-in storage. Completing the first floor is a stylish, modern three-piece bathroom suite—perfect for unwinding at the end of the day.



EXTERIOR

The garden has been thoughtfully landscaped to create a stylish and low-maintenance outdoor retreat. A generous patio area extends directly from the lounge, providing the perfect setting for indoor-outdoor living and plenty of space for outdoor dining and seating.

Beyond this, the garden features an artificial lawn, complemented by well-placed planter borders along the fencing—offering greenery and charm with minimal upkeep all year round with the bonus of it's South facing position



LOCATION

This property is situated within walking distance of Warrington Town Centre. The Golden Square Shopping Centre hosts a large number of branded stores and restaurants. There are several nearby supermarkets to choose from including Asda and Sainsbury's. Warrington Central and Bank Quay Train stations are within walking distance offering easy access to towns and cities throughout the UK.

GENERAL INFORMATION

- › Council Tax band: B
- › Tenure: Freehold
- › 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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