



## Crownford Crescent

Warrington

Detached Family Home • Four Generous Bedrooms • No Onward Chain • Open Plan Kitchen  
• Modern and Sleek Interior • Beautifully Presented • Large En-Suite • Garage • Freehold Title • Close to Stockton Heath



**Mark Antony**  
SALES & LETTING AGENTS

SCAN  
ME!



## INTERIOR

Upon entering this beautiful home, you are greeted by a bright and welcoming hallway, enhanced by stunning porcelain tiled flooring that flows seamlessly throughout the entire ground floor. Plantation shutters to the front of the property provide added privacy while allowing natural light to flood the space.

The generous lounge is bathed in light from the patio doors, creating a warm and inviting area ideal for both relaxation and entertaining. This room also benefits from eco air conditioning, offering heating, cooling, auto, dehumidifying, and fan functions for year-round comfort. At the heart of the home lies the immaculate open-plan kitchen and dining area, finished to an exceptional standard. This stunning space features a beautiful bay window, sleek quartz worktops throughout, and a striking kitchen island with integrated appliances. The kitchen is further enhanced by a Quooker boiling water tap, making it both stylish and highly functional for modern family living. The ground floor is completed by a practical utility room and a convenient WC.



Upstairs, the property offers four well-proportioned bedrooms, for families of all sizes. The impressive master bedroom boasts a spacious, contemporary en-suite. Bedroom two features built-in Sharpe's wardrobes, while bedroom four benefits from bespoke built-in wardrobes, offering excellent storage solutions. Completing the first floor is a beautifully finished, stylish family bathroom.

## GARDEN

This home further benefits from a fantastic-sized, private rear garden, accessed directly from the lounge, creating a seamless connection between indoor and outdoor living. The garden enjoys sun throughout the day and features a retractable awning over the patio doors, providing the perfect shaded area for warmer months. Offering an ideal balance of lawn and patio space, it is perfectly suited to family life, entertaining, or relaxing outdoors.

To the rear of the garden is a single garage, complemented by a two-car driveway, providing excellent parking and everyday practicality.



## LOCATION

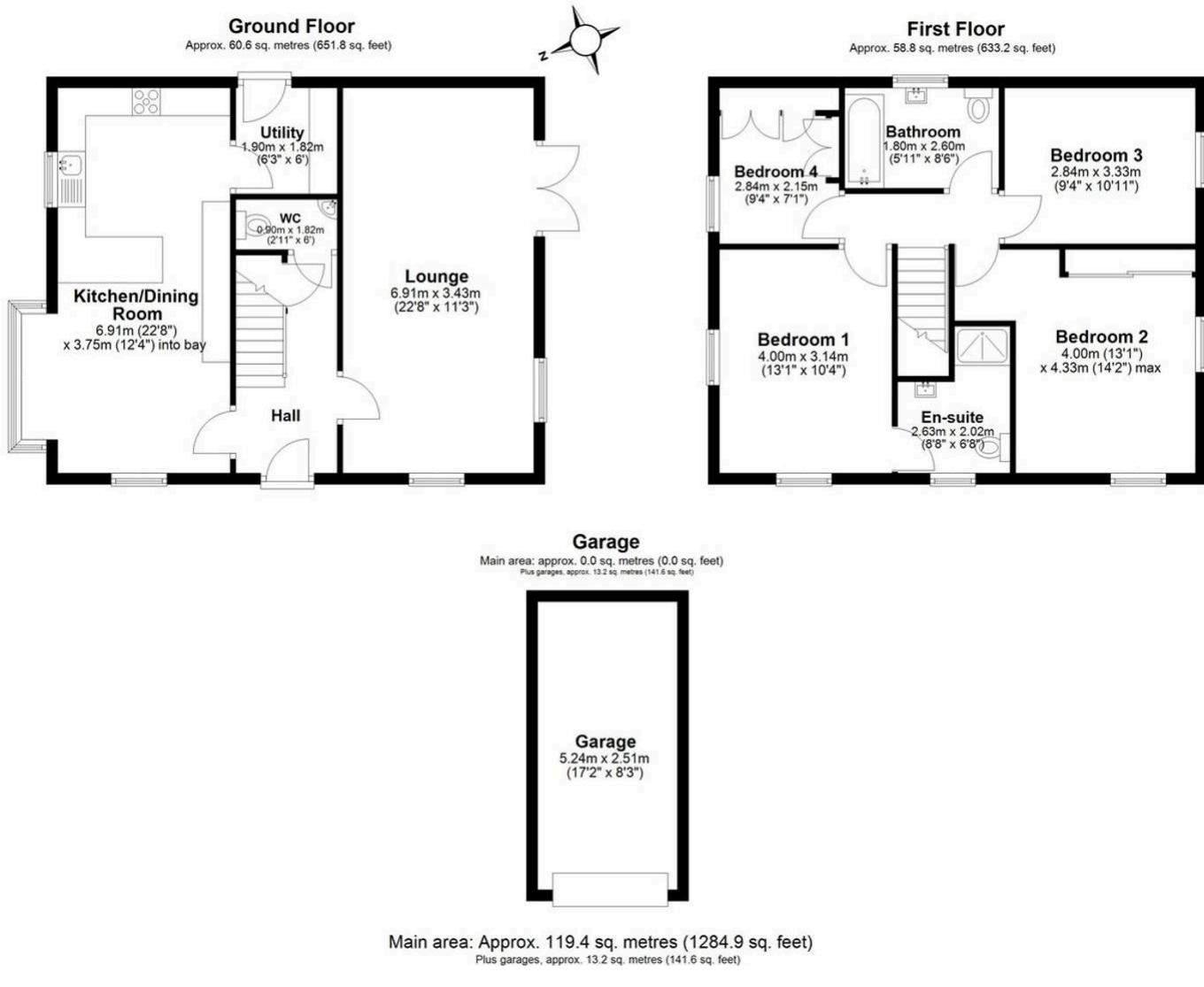
Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. It boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep, offering anything from a casual and relaxed setting to a more cosmopolitan night out. The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.

## GENERAL INFORMATION

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: C







## 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.