



**10 Cresswell Close, Callands, Warrington, WA5 9UA**  
**Offers in excess of £290,000**

PROPERTY  
PERSPECTIVE

## The Property Perspective

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Located within the highly regarded residential area of Callands, this property on Cresswell Close enjoys a peaceful cul-de-sac setting while remaining close to a wide range of everyday amenities including shops, supermarkets, cafés and leisure facilities. Families are well served by excellent local schooling options, including Great Sankey High School and a number of popular primary schools nearby. For commuters, the property benefits from easy access to Warrington town centre, nearby railway stations and major motorway links including the M62 and M6, making travel across the North West straightforward. The area also offers access to attractive green spaces, walking routes and local parks, including nearby Sankey Valley Park, ideal for families and outdoor enthusiasts alike.

This well-presented three-bedroom detached home offers spacious and practical accommodation, perfectly suited to modern family living. The ground floor comprises a welcoming entrance hallway leading into a bright front-facing living room, while to the rear the fitted kitchen/diner provides an excellent entertaining and family space, complete with integrated appliances, useful under-stairs storage and sliding doors opening into a generous conservatory. Benefiting from underfloor heating and double doors to the garden, the conservatory creates a superb additional reception space to enjoy all year round. The property also offers internal access to the garage for added convenience. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom, alongside a modern family bathroom fitted with a three-piece suite and over-bath shower. Externally, the rear garden has been designed for low maintenance with patio, artificial lawn and decking areas, enclosed by timber fencing, while to the front a driveway, lawn and garage complete this attractive detached home.

### Front

#### GROUND FLOOR

##### Living Room 13'5" x 10'9" (4.1m x 3.3m)

Window to front, wood laminate flooring, painted walls, radiator.

##### Kitchen/Diner 14'1" x 9'10" (4.3m x 3m)

Wall mounted and base units, integrated double oven, gas hob, extractor, dishwasher, window to rear, wood laminate flooring, sliding doors to conservatory, door to storage under stairs and garage.

##### Conservatory 14'1" x 9'2" (4.3m x 2.8m)

Wood laminate flooring, underfloor heating, double doors to garden.

#### FIRST FLOOR

##### Bedroom 14'1" x 8'6" (4.3m x 2.6m)

Front facing, carpet, painted walls, 2 x windows to front, radiator.

##### Bedroom 8'2" x 7'10" (2.5m x 2.4m)

Rear facing, carpet, window to rear, painted walls, radiator.

##### Bedroom 7'10" x 5'6" (2.4m x 1.7m)

Rear facing, window to rear, carpet, painted walls, radiator.

##### Bathroom 6'6" x 5'10" (2m x 1.8m)

Window to side, three piece suite with over bath shower, tiled floor and walls.

##### Rear Garden

Patio, artificial lawn, rear access gate, wood fence surrounds, decking, access to garage.