



Powder Mill Road, Warrington Cheshire

No Onward Chain • Three Bedrooms • Three Storey Modern Living • Three Bathrooms • Driveway Parking • Open Plan Living • Close To Amenities • Great Transport Links Available • Move In Ready Feel • Garage



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

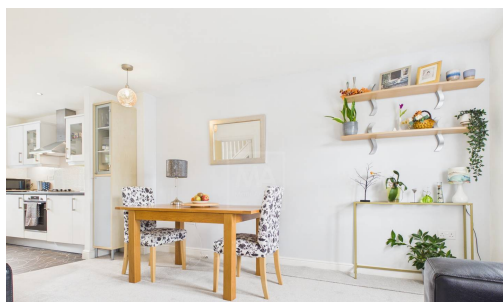
Entry to the property is granted via the hallway providing easy access to all areas of this three storey, energy efficient home. The ground floor features a double bedroom/ home office with an adjacent modern wc/shower room offering excellent flexibility for a variety of living arrangements. This thoughtfully designed layout is ideal for those seeking the convenience of ground floor accommodation for relatives, guests, or multi-generational living. Ascending to the first floor, this level boasts a spacious open-plan living and dining area, perfectly positioned with easy access to the kitchen, creating an ideal space for both relaxing and entertaining. The living area is bright and airy, offering ample room for a variety of furniture layouts, while large windows allow natural light to flood the space throughout the day. The contemporary kitchen is fitted with a range of integrated appliances, combining practicality with modern design. The top floor is home to a well-appointed bathroom and two further bedrooms, one which boasts an en-suite shower room.



Bedroom One serves as an impressive principal suite, featuring multiple windows that create a wonderfully bright and airy atmosphere. Generously proportioned, the room also benefits from an en-suite shower room. Bedroom Two is also well-proportioned, offering a comfortable and peaceful retreat. Completing the top floor is a stylish bathroom with ultra-modern fitments.

GARDEN:

Mostly laid to lawn and beautifully enhanced by a variety of established plants providing lush greenery, the garden offers a tranquil outdoor space. A small, paved patio for outdoor seating is ideal for enjoying warmer days or relaxing evenings in a attractive natural surroundings.



LOCATION:

The property is well-positioned close to the entrance of Edgewater Park, a popular attractive residential housing development in the Latchford area. Within walking distance to local shops and eateries, proximity to a range of good schools and just a mile from Victoria Park, residents can also benefit from the leisure facilities that the area has to offer including a professional running track, skate park, play area and floodlit training pitch. Latchford is just a short drive from M6 and is well serviced by public transport to Warrington Town Centre.

GENERAL INFORMATION:

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





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Approximate total area⁽¹⁾
1035 ft²

(1) Excluding balconies and terraces

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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