



## Chapel Lane Burtonwood, Warrington

Two Bedrooms • Bungalow • Semi-Detached • Large Garden • Driveway Parking • Desirable Location • Close To Local Amenities • Light And Airy • Freehold Title • No Onward Chain



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

As you step into this charming home, you are welcomed by a bright and spacious hallway that immediately sets the tone for the rest of the property. The first room you encounter is a versatile space, currently used as a dining room but equally suited as an additional bedroom. Generously sized, it enhances the flexibility and appeal of the home.

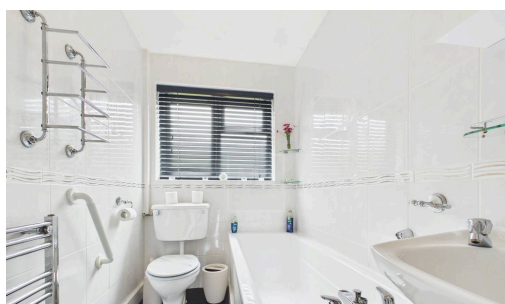
Continuing through, you'll find the family bathroom, conveniently positioned for everyday use. The kitchen follows, offering ample countertop space and integrated appliances, making it perfect for preparing home-cooked meals after a busy day.

The living room is filled with natural light, creating a warm and inviting atmosphere ideal for relaxation and unwinding. Completing this beautiful bungalow is the master bedroom, a private and comfortable retreat where rest comes easily.



## GARDEN

To the rear of the property is a generously sized garden, perfect for enjoying the summer sun and entertaining family and friends. This outdoor space offers excellent potential to create a beautiful and private retreat, and also benefits from a useful brick-built shed providing additional storage. The property also features a spacious front garden with a driveway, offering convenient off-road parking and added peace of mind.

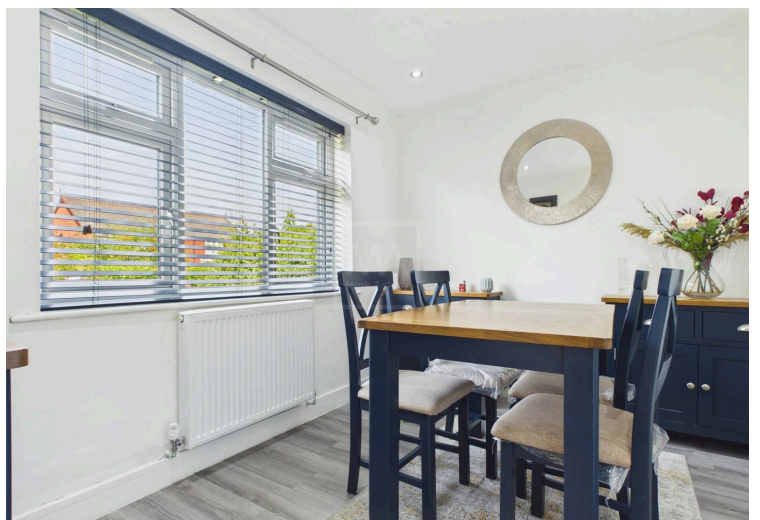


## LOCATION

Burtonwood was a chapelry in the ancient parish of Warrington, in the West Derby Hundred of Lancashire. It was later created a civil parish and was part of the Warrington Poor Law Union and then the Warrington Rural District. By 1974 the village of Burtonwood became part of Warrington District and is now part of the Warrington Unitary Authority. It is still a civil parish (now named Burtonwood and Westbrook) and thus has its own parish council. Burtonwood's population rose from 990 in 1861 to 2,408 in 1911 as the mining and brewing industries grew. The village of Burtonwood saw its greatest increase in housing and population post 1945 when the locally named 'miners estate' was built and vast numbers of people took employment in the collieries of Bold and Clockface both in the neighbouring Parish of Bold in St Helens.

## GENERAL INFORMATION

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





Tel: 01925 267070

Web: [www.MarkAntonyEstates.com](http://www.MarkAntonyEstates.com)

Email: Office @ [MarkAntonyEstates.com](mailto:MarkAntonyEstates.com)



### 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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