



Farmside Close, Bewsey Warrington

Three Bedrooms • South Facing Garden • Light And Airy • Well Maintained Gardens • Desirable Location •
Driveway Parking • Beautifully Presented • Ideal Family Home • No Onward Chain • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR

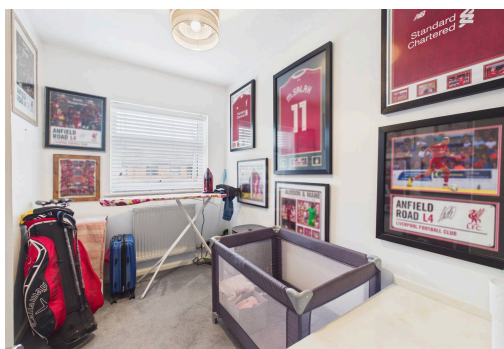
Upon entering this delightful home through the conveniently positioned porch, you are welcomed into a spacious and light-filled living room, providing the perfect setting for quality family time and relaxation. To the rear of the property lies the well-proportioned kitchen/dining room, an ideal space for preparing home-cooked meals and enjoying them together while catching up at the end of the day.

Ascending to the first floor, you will find three generously sized bedrooms, each offering a comfortable and tranquil retreat. Completing this floor is a stylish family bathroom, finished with modern and tasteful fittings.



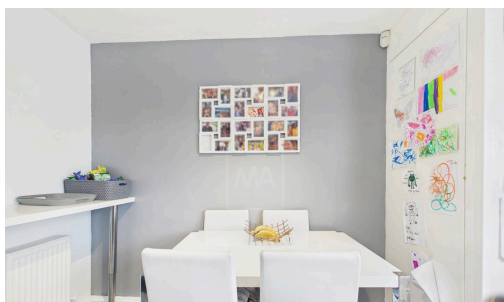
GARDEN

To the rear of the property is a beautifully maintained garden, thoughtfully designed with a combination of artificial lawn and patio areas. This inviting outdoor space is ideal for summer family gatherings, entertaining, or simply relaxing in the sunshine. Additionally, the property benefits from a driveway to the front, providing convenient off-road parking.



LOCATION

Bewsey is within easy walking distance to Warrington Town Centre and both Bank Quay and Central train stations. Residents therefore have easy access to the great range of shops, bars and restaurants that the town has to offer. For families or households with dogs, Sankey Valley Park is just a short walk away and home to plenty of walking and cycling routes. There's also a BMX track, play areas and plenty of attractive spots for picnics. The M62 is under 3 miles away, making commuting to neighbouring towns and cities simple.



GENERAL INFORMATION

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





Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ 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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