



## Deacons Close, Croft Warrington

- Semi Detached Home • No Onward Chain • Three Generous Bedrooms • Perfect for Growing Families
- Ample Living Space • Spacious Lounge • Modern Kitchen/Diner
- Driveway Parking • Convenient Car Port • Sem-Rural Village



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Stepping into this beautiful family home, you are greeted by a warm and inviting hallway that leads through to the spacious lounge. With its cosy and welcoming atmosphere, the lounge is the perfect space for the whole family to relax and unwind together.

Following the natural flow of the house is the kitchen/dining room. The newly modernised kitchen boasts ample workspace and contemporary fittings, along with a generous dining area. Patio doors open out to the garden, allowing the space to be flooded with natural light and making it an ideal area for families to gather and entertaining.

Home to the first floor are three generous bedrooms provide flexible living options, making this home perfect for growing families or those in need of extra space for a home office or guest room. Each bedroom is bright and airy, filled with natural light, creating a cheerful and comfortable environment. The main bedroom benefits from an en-suite, alongside a well-appointed family bathroom to cater to everyone's needs.



## GARDEN

The property boasts a generously sized, private rear garden, predominantly laid to lawn, with a fantastic patio area accessible directly from the patio doors. Mature trees and shrubbery border the garden, providing privacy and a safe, enjoyable space for families. Additional features include driveway parking and a convenient carport, ensuring hassle-free parking and enhancing the overall practicality of the home!



## LOCATION

Croft is a popular semi-rural village in the Borough of Warrington, located around four miles north of the town centre. It offers a strong community feel with local primary schools, village amenities, green spaces, and nearby countryside, making it particularly attractive to families. The area benefits from excellent transport links, with easy access to the M6 and M62 motorways and nearby rail connections via Birchwood, providing convenient commuting to Manchester, Liverpool, and the wider North West.

## GENERAL INFORMATION

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







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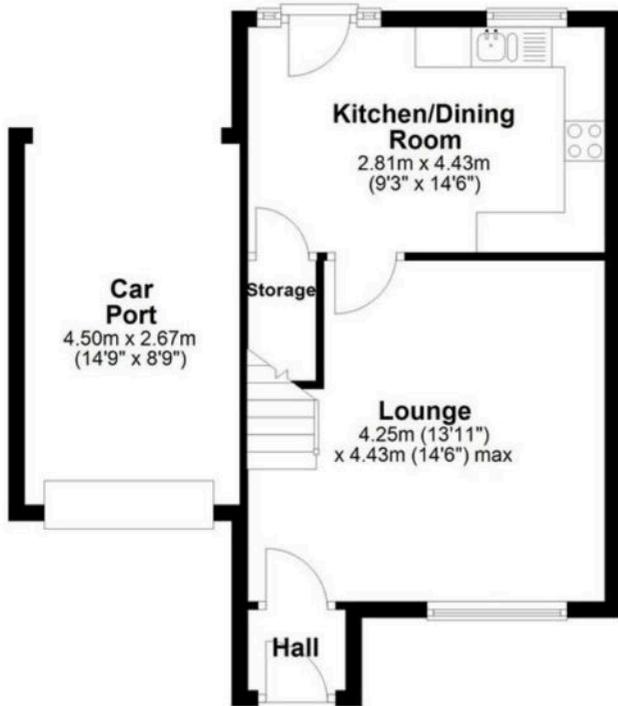
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### Ground Floor

Main area: approx. 33.1 sq. metres (355.9 sq. feet)  
Plus car port, approx. 12.0 sq. metres (129.3 sq. feet)



### First Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



Main area: Approx. 76.4 sq. metres (822.4 sq. feet)

Plus car port, approx. 12.0 sq. metres (129.3 sq. feet)

### 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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