



Venns Road, Warrington

Two Double Bedrooms • Off Street Parking • Great Storage Space • Modern Design Throughout • Stylish Kitchen with Central Island • Popular Area • End of Terrace House • Perfect for First Time Buyers • Double Glazing

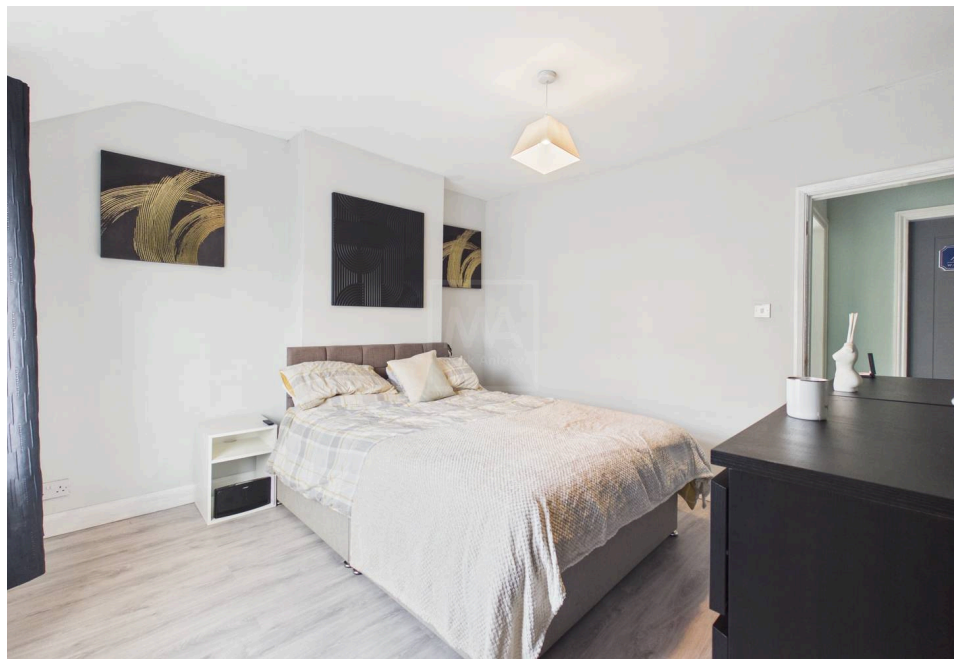


Mark Antony
SALES & LETTING AGENTS



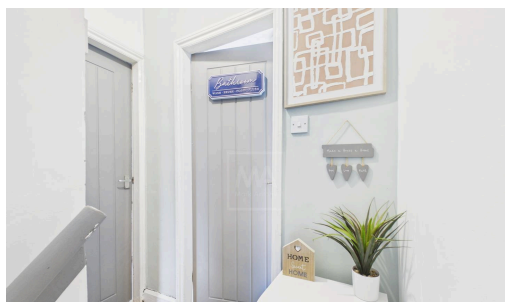
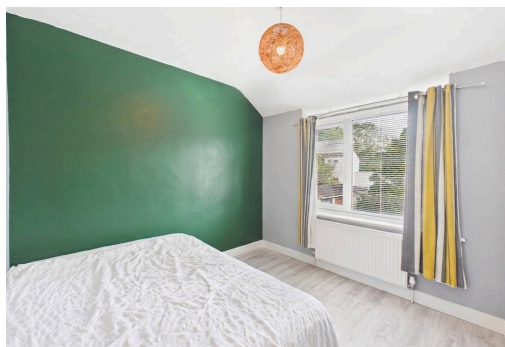
INTERIOR

As you enter this well presented two bedroom property, you are welcomed by a hallway leading into a spacious lounge featuring a bay window, creating a bright and inviting space perfect for relaxing. To the rear of the property is a stylish open plan kitchen and dining area. The modern kitchen is finished to a high standard, complete with integrated appliances and a central island, making it ideal for both everyday living and entertaining. Patio doors provide direct access to the garden, offering a great indoor to outdoor flow. The ground floor also benefits from two useful storage rooms. Upstairs, the property offers a generous main bedroom to the front, along with a second double bedroom to the rear. There is also a contemporary family bathroom fitted with a bath and overhead shower. Overall, the property is finished in a modern style throughout and is ready to move straight into.



EXTERIOR

The property benefits from driveway parking directly to the front. To the rear, there is a generously sized yard, ideal for enjoying the summer months. There is also a large shed providing excellent additional storage space.

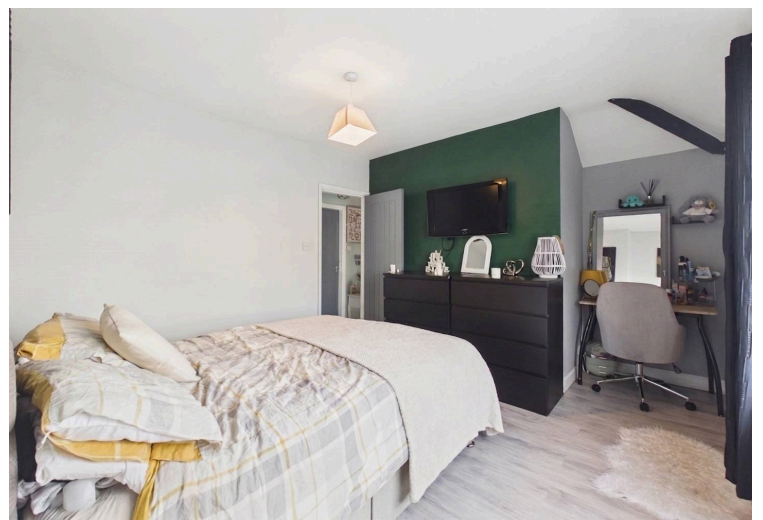


LOCATION

Orford is a suburb of Warrington and is a residential area located between the M62 and Warrington Town Centre. The area enjoys access to both the Orford Jubilee Neighbourhood Hub and Orford Park. You are within walking distance to many local amenities and there are also excellent transport links to surrounding Towns and Cities. There are several schools close by including St Benedict's Catholic Primary School and Beamont Primary School.

GENERAL INFORMATION

- › Council Tax band: A
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: E





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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.



Warrington's Highest Rated Agent

