



## Kilford Close, Callands

### Warrington Cheshire

No Onward Chain • Detached Bungalow • Large Patio and Terrace to the Rear for Outdoor Living • Two Bedrooms  
 • Transport Links Nearby • Single Level Living • Close To Amenities • Fresh Looking Neutral Décor Throughout •  
 Modern Shower Room • Driveway Parking



**Mark Antony**  
 SALES & LETTING AGENTS





## INTERIOR:

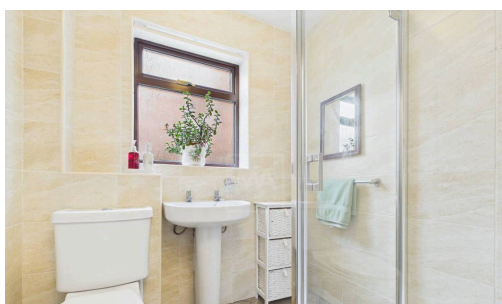
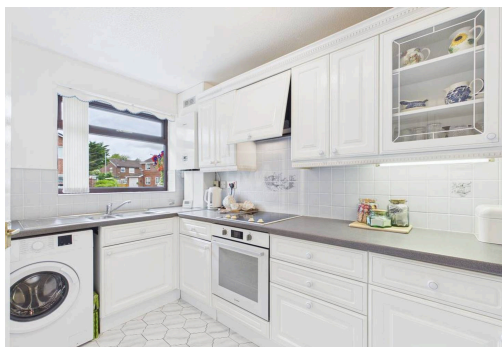
This attractive two-bedroom detached bungalow occupies a desirable corner plot, offering a wonderful combination of privacy, space and easy single-level living. The property features a welcoming layout with neutral décor throughout, creating a bright and versatile home that is ready for its new owners to personalise. To the front of the home is a spacious lounge, creating a welcoming and comfortable space to relax and unwind. The room benefits from a pleasant outlook and plenty of natural light. Adjacent to the lounge is the well-appointed kitchen, offering a practical layout with useful storage, generous work surfaces and space for appliances, making it ideal for everyday meal preparation. The kitchen is fitted with an integrated fridge and freezer, an electric hob with overhead extractor, and an Indesit integral oven, providing everything needed for convenient and efficient cooking. Both bedrooms are well proportioned and enjoy charming views over the rear garden, creating a peaceful and private outlook.



Both rooms benefit from an abundance of natural light, which filters through the patio doors and windows, creating a comfortable retreat seamlessly connecting indoor and out. This charming home is complemented by a modern three-piece bathroom, comprising a shower, WC and wash hand basin. The room is finished in a clean and practical style, providing a comfortable and functional space for everyday use.

## GARDEN:

To the rear, the property benefits from a lovely private garden, offering a peaceful outdoor retreat and a wonderful space to enjoy the warmer months. The garden features a paved seating area, perfect for al-fresco dining and entertaining, complemented by lush greenery and mature trees that create a secluded and tranquil setting.



## LOCATION:

Callands is a charming suburb located three miles north of Warrington Town Centre. Nestled within landscaped parkland and adjacent to Sankey Valley Park, it offers numerous walking and cycling routes, ideal for families and pets. The area boasts excellent amenities, including a nearby supermarket, cinema, and the new Junction 9 retail park. Additionally, Gemini Park, with stores like Marks and Spencer, Next, and Ikea, is just a short distance away. Callands is favored for its high-performing primary and secondary schools and its proximity to the regional motorway network, ensuring easy access to Manchester and Liverpool.

## GENERAL INFORMATION:

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





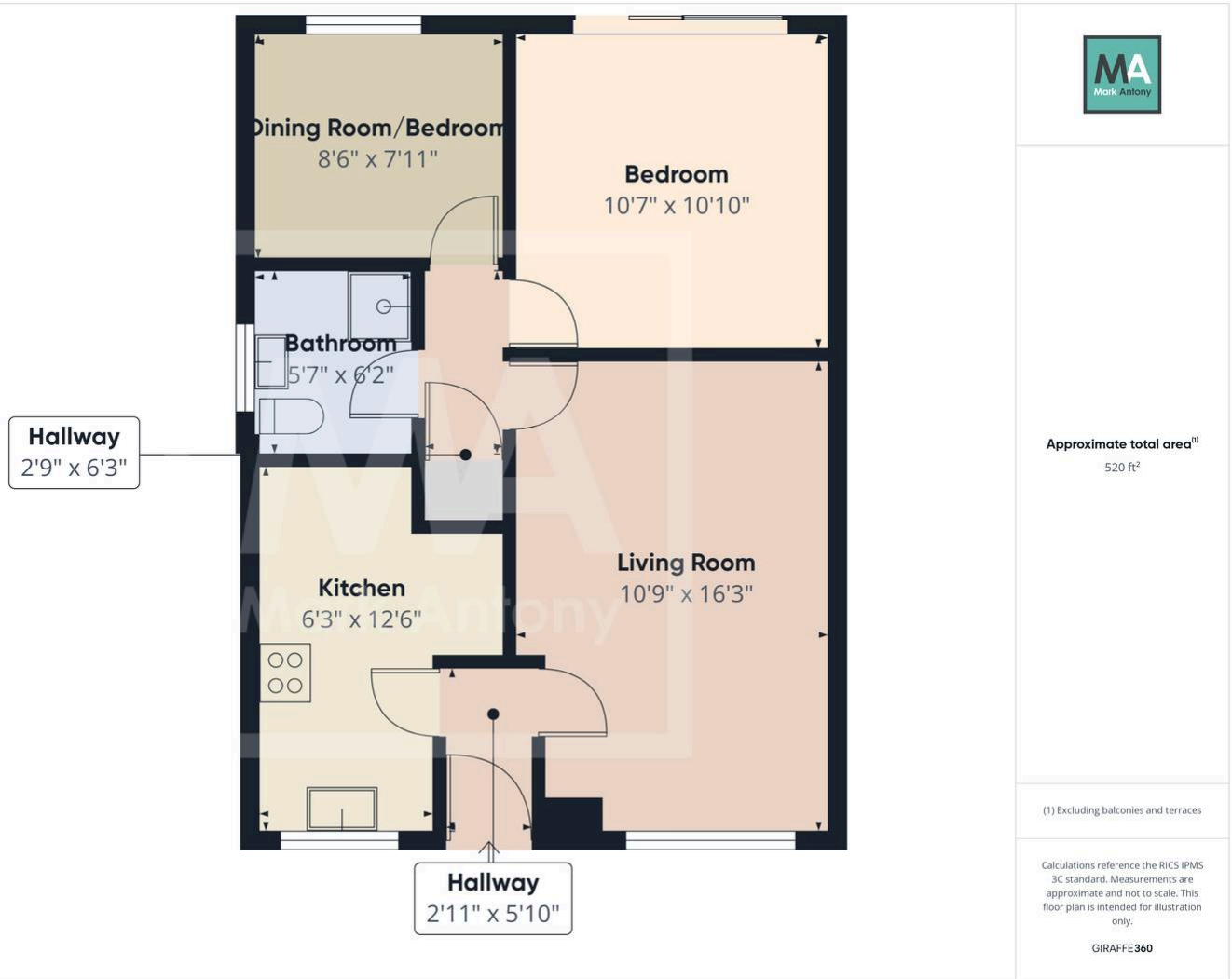




Tel: 01925 267070

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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