



Hamilton Close, Warrington Cheshire

Four Bedrooms • No Onward Chain • Driveway Parking • Ample Storage Space • EV Charging Point
• Large Garden • Light And Airy • Ideal Family Home • Close To Local Amenities • Sought After Location



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this delightful property, you are welcomed by an elegant entrance hall that sets the tone for the accommodation beyond. Immediately accessible is the conveniently located downstairs WC, providing practicality for both guests and residents.

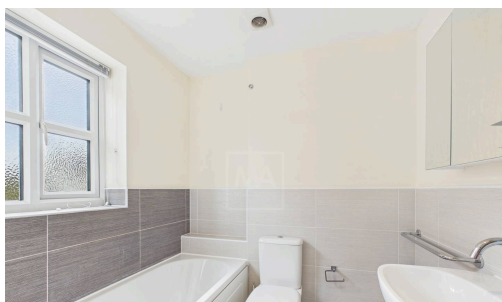
To the right, you will find the bright and airy living room, a spacious and inviting retreat perfect for unwinding or enjoying quality time with family after a busy day. Following the natural flow of the home, to the left sits the open-plan kitchen and dining area. Finished to a high standard with modern, sleek fittings, this impressive space is enhanced by bi-fold doors that open onto the desirable garden – ideal for both everyday living and entertaining.

Ascending the stairs, you will find four generously proportioned bedrooms. The principal bedroom serves as a luxurious retreat, complete with built-in wardrobes and a stylish en-suite. The remaining bedrooms also benefit from fitted wardrobes, adding to the convenience and appeal of this well-designed family home.



GARDEN

This property boasts a stylish garden designed for year-round enjoyment. With plenty of space for children to play, it's also perfect for summer activities and hosting family gatherings. To the side, additional storage has been thoughtfully built, ideal for supporting everyday family life and keeping the home clutter-free. The property further benefits from driveway parking for added convenience and peace of mind, along with a generous garage space.



LOCATION

Edgewater Park is located in the leafy outskirts of Warrington. Located just a short walk away from the great amenities Latchford village has to offer, including a supermarket, post office and plenty of independent boutiques. The Trans Pennine Trail is also close by; perfect for walks and cycling. Stockton Heath and Warrington Town Centre are both just a short drive away, meaning residents are spoilt for choice when it comes to shopping and dining out. There is a range of great schools close by and residents benefit from being in close proximity to the M6 and M56 motorways.

GENERAL INFORMATION

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





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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.



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