



## Hamilton Close, Warrington

### Warrington, Cheshire

Detached • Driveway Parking And Garage • Three Bedrooms • Two Bathrooms And W.C • Excellent Location • Generous Garden • Close To Local Amenities • Open Plan Kitchen Diner • Excellent Transport Links • Move In Ready



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SALES & LETTING AGENTS



## INTERIOR

Step inside this impressive home through a bright and airy entrance hallway, which leads into a generous lounge beautifully enhanced by an abundance of natural light. Continuing through the property, you'll find the heart of the home: a stylish and well-appointed kitchen featuring sleek cabinetry, ample worktop space, excellent storage and a range of integrated appliances. The adjoining dining area creates a wonderful space for entertaining and benefits from French doors opening directly onto the garden, perfect for seamless indoor-outdoor living. A convenient downstairs W.C. completes the ground floor.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each enjoying plenty of natural light. The principal bedroom benefits from the added luxury of a private en-suite shower room, while the remaining bedrooms are served by a modern three-piece family bathroom.



## EXTERIOR

The rear garden is a generous, well-maintained outdoor space, predominantly laid to lawn and offering plenty of room for both relaxation and family activities. A paved patio area directly outside the house provides an ideal spot for outdoor dining and entertaining, while the lawn creates a versatile space for children and pets. The garden is enclosed by secure fencing, offering a good degree of privacy, and features a selection of mature plants that add colour and interest. French doors open directly from the dining area onto the patio, creating a lovely connection between the indoor and outdoor living spaces. To the front, the property benefits from ample off road parking, well maintained front garden as well as the added bonus of a separate garage.



## 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. Council Tax band: C

## GENERAL INFORMATION

Tenure: Leasehold

EPC Energy Efficiency Rating: TBC



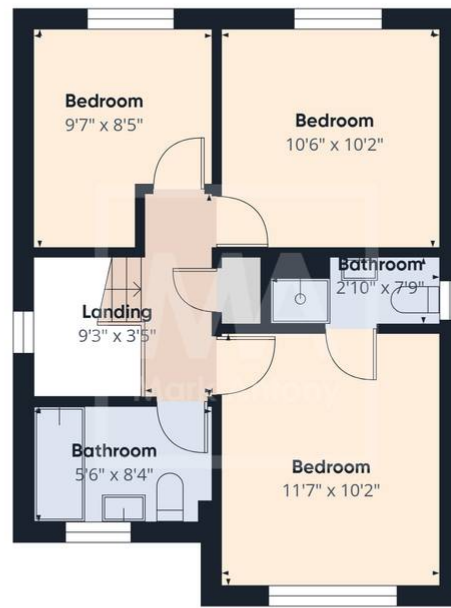




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Approximate total area<sup>(1)</sup>  
1060 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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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