



Tomlinson Avenue Warrington

Three Bedrooms • Freehold Title • Driveway Parking • Ideal Family Home • Sought After Location • Close To Local Amenities • Spacious Living • Charming Garden • Light And Airy • Beautifully Presented



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this delightful home, you are welcomed by a spacious entrance hallway that provides a wonderful introduction to the accommodation beyond. The first room you encounter is the bright and inviting living room, beautifully illuminated by a large bay window that fills the space with natural light. This charming room offers the perfect setting to relax and unwind with family and friends after a busy day.

Continuing through the property, you will find a second reception room, beautifully presented and offering a versatile space ideal for cosy movie nights, entertaining guests, or simply enjoying a peaceful retreat. The heart of the home is the well-appointed kitchen, featuring ample worktop space, integrated appliances, and plenty of storage, making meal preparation both practical and enjoyable. Open plan to the kitchen is the dining area, creating a sociable and functional space perfect for family meals and entertaining. Completing the ground floor is a convenient WC, adding further practicality to everyday living.



To the first floor are three generously sized bedrooms. The third bedroom is currently utilised as a home office, offering a flexible space to suit a variety of needs, whether for remote working, a nursery, or a hobby room. The remaining two bedrooms both benefit from built-in wardrobes, providing excellent storage while maintaining comfortable spaces for rest and relaxation.

Serving the bedrooms is a stylish three-piece family bathroom, finished to a modern standard and designed to meet the needs of contemporary family life.

GARDEN

To the rear of the property is a wonderful garden, perfect for enjoying the summer sunshine, entertaining guests, or spending quality time with family. The home also benefits from additional space to the front, offering potential for off-road parking and a variety of other uses.



In accordance with the Estate Agents Act 1979 and our commitment to transparency, we disclose that the owner of this property is an associate to Mark Antony Estates.

LOCATION

This property is in an area of Warrington located within walking distance to the Town Centre. Warrington's Golden Square Shopping Centre hosts a large number of high street branded stores and restaurants. There are also several supermarkets close by to choose from including Asda and Sainsburys. Warrington Central and Bank Quay Train Stations are within walking distance providing easy access to towns and cities thorough the UK.

GENERAL INFORMATION

- Council Tax band: C
- Tenure: Freehold





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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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