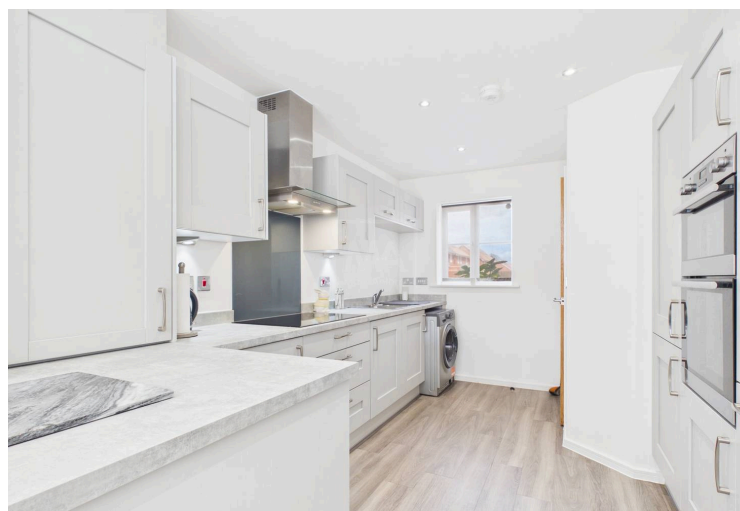




Stenson Road Warrington, Cheshire

Two Bedrooms • No Onward Chain • Freehold Title • Ready To Move Into • Light And Airy • Large Garden • Open Plan Living • Driveway Parking • Rivers Edge Development • Desirable Location



Mark Antony
SALES & LETTING AGENTS



INTERIOR

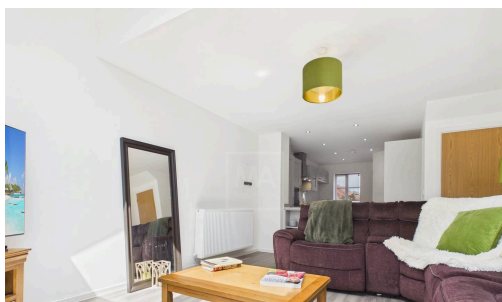
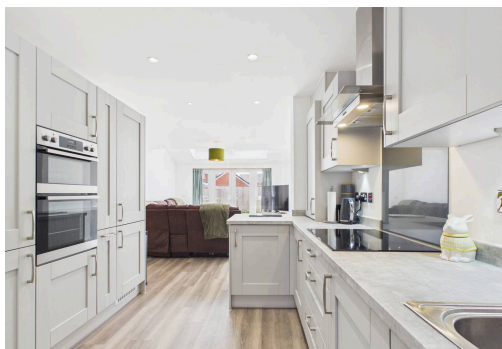
Upon entering this delightful home, you are welcomed into a bright and inviting open-plan living space, beautifully enhanced by an abundance of natural light flowing through the double garden doors and charming skylights above. The spacious living area provides the perfect setting for relaxing with family, entertaining guests, or unwinding after a busy day. The contemporary kitchen has been thoughtfully designed with both style and functionality in mind, benefiting from ample worktop space, integrated appliances, and sleek modern finishes throughout. A convenient breakfast bar further enhances the space, creating an ideal spot for casual dining or socialising while preparing meals. Completing the ground floor is a practical WC, adding an extra level of convenience for homeowners and visitors alike. Ascending to the first floor, you will find two generously sized bedrooms, each offering a comfortable and peaceful retreat with plenty of space for furnishings and personal touches. Serving this floor is the well-appointed family bathroom, featuring both a separate shower enclosure and a bath.



GARDEN

To the rear of the property is a generously sized garden, perfect for entertaining family and friends or simply relaxing and enjoying the summer sunshine. The home also benefits from a private driveway, providing added convenience and peace of mind.

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

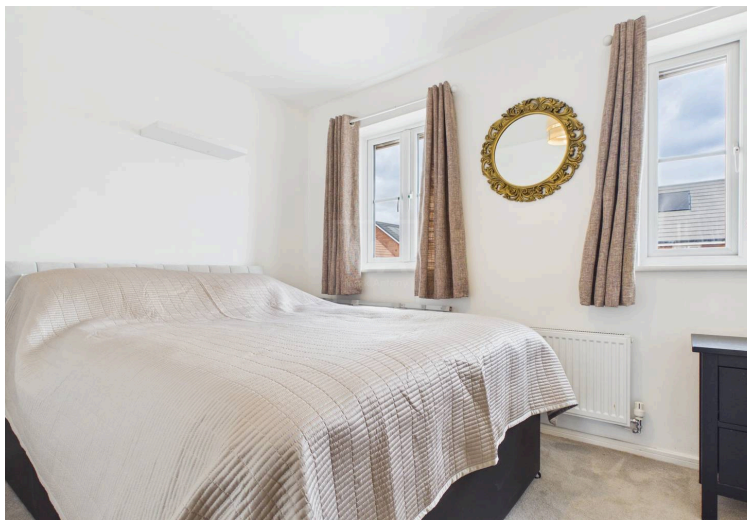
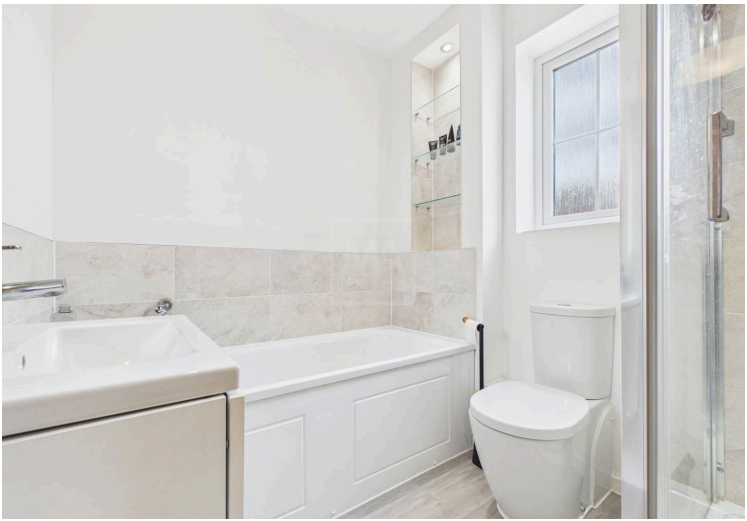
Howley is a district located on the banks of the River Mersey and just a stone's throw from Warrington Town Centre. Its convenient location makes it a popular area, especially for those who work in the centre of town. Residents benefit from the great amenities the town centre has to offer including high street stores, restaurants and bars. There's also a great selection of scenic walks nearby along the banks of the river. Howley is ideally placed for a range of schools and great transport connections. Warrington Bank Quay and Central train stations are both within walking distance.

GENERAL INFORMATION

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B





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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

