



## Cleeves Close, Warrington

Freehold

Three Bedrooms • No Onward Chain • Freehold Title • Charming Gardens • Driveway Parking • Desirable Location • Close To Local Amenities • Bright And Airy • Ideal Family Home • Spacious Living



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

As you step into this delightful property, you are welcomed by an inviting hallway that provides access to the accommodation beyond. The first room you encounter is the spacious living room, beautifully bathed in natural light, creating the perfect setting to relax and unwind after a long day. Flowing seamlessly through the home, you will find the practical dining area, an ideal space for entertaining guests or enjoying quality time with family and friends. Benefiting from ample built-in storage, this room offers both style and functionality. The open-plan kitchen sits adjacent to the dining space and is thoughtfully designed with integrated appliances, providing the perfect environment for preparing delicious home-cooked meals. Double doors open onto the rear garden, effortlessly blending indoor and outdoor living while allowing natural light to flood the space. Ascending to the first floor, you will discover three well-proportioned bedrooms, each offering a comfortable and peaceful retreat for rest and relaxation. These rooms are served by a three-piece family bathroom.



## GARDEN

To the rear of the property is a beautifully presented and well-maintained garden, providing the perfect space for family gatherings, outdoor entertaining, or simply relaxing in the warm summer sunshine. The property also benefits from driveway parking, offering added convenience and peace of mind.



## 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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





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Ground Floor

**Bathroom**  
5'6" x 6'4"



Floor 1

Approximate total area<sup>m</sup>  
684 ft<sup>2</sup>

Reduced headroom  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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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