



Kingsway South, Warrington Warrington, Cheshire

No Onward Chain • Freehold Title • Three Bedrooms • Excellent Location • Substantial Plot • Two Reception Rooms • Generous Garden • Close To Local Amenities • Ample Parking • Excellent Transport Links



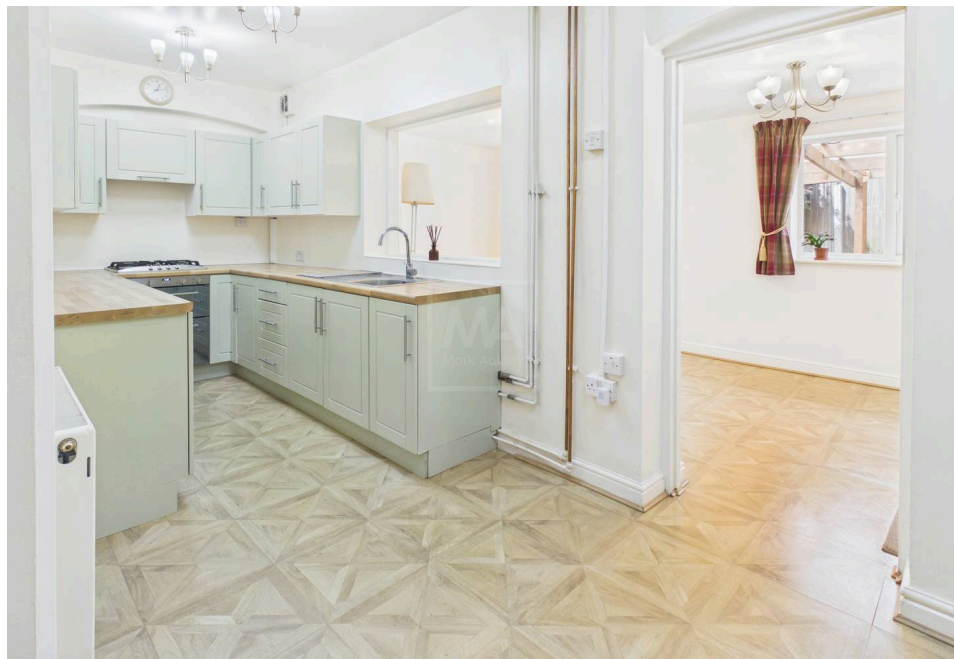
Mark Antony
SALES & LETTING AGENTS



INTERIOR

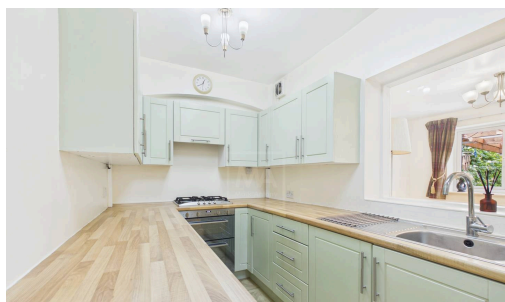
Step inside through a welcoming porch into a bright and inviting hallway, setting the tone for this beautifully presented home. The ground floor boasts a spacious lounge flooded with natural light, alongside a generously sized kitchen complete with ample storage, extensive worktop space, and integrated appliances. To the rear, a separate second reception room provides the ideal setting for entertaining guests, relaxing with family, or creating a versatile additional living space.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each enjoying an abundance of natural light. The bedrooms are complemented by a stylish contemporary four-piece bathroom suite, finished to a high standard.



EXTERIOR

Externally, the property benefits from a beautifully designed rear garden, offering a wonderful blend of decking and low-maintenance landscaped areas. A covered seating area creates the perfect spot for outdoor dining and entertaining throughout the year, while mature planting and established trees provide a private and tranquil setting. The garden also features a charming timber outbuilding that has been converted into a handy W.C. To the front, the property benefits from a large garden lined with mature shrubbery that adds to the privacy of this home. There is also ample off road parking for multiple cars.



LOCATION

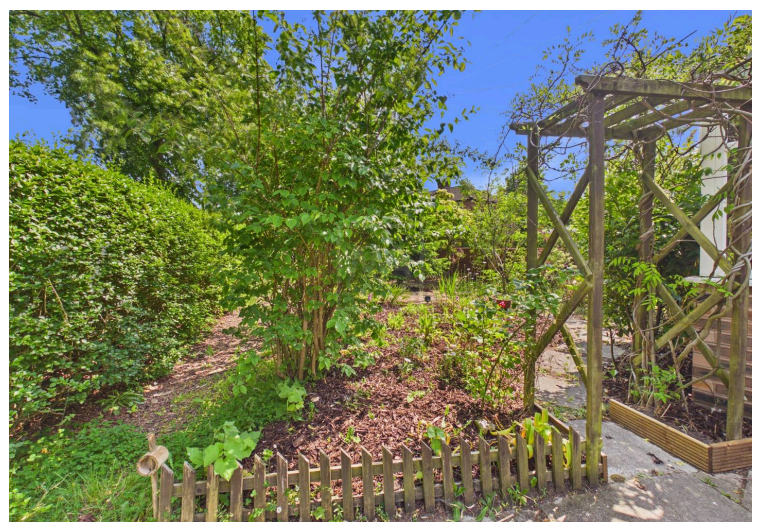
Edgewater Park is located in the leafy outskirts of Warrington. Located just a short walk away from the great amenities Latchford village has to offer, including a supermarket, post office and plenty of independent boutiques. The Trans Pennine Trail is also close by; perfect for walks and cycling. Stockton 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: A

Tenure: Freehold

EPC Energy Efficiency Rating: D





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Approximate total area^m

946 ft²

Reduced headroom

10 ft²

(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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