



Causeway Avenue, Warrington

Three Bedrooms • Modern Throughout • Traditional Features • Move In Ready Feel • No Onward Chain • Freehold Title • Great Transportation Links • Close To Amenities • Close To Shops • Bright and Airy



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SALES & LETTING AGENTS



INTERIOR:

This beautifully presented three-bedroom terraced home is offered for sale with no onward chain, making it an ideal choice for those looking to step onto the property ladder. Stylishly updated, the property showcases modern interiors throughout, complemented by artistic décor that adds character and individuality to every room. Positioned at the front of the property, the spacious lounge is both bright and inviting, enhanced by a charming bay window that allows an abundance of natural light to flood the room. This airy living space is further complemented by an electric fire, creating a cosy focal point and adding warmth and character—perfect for relaxing or entertaining. Adjacent to the lounge, you will find the dining room, perfectly positioned to enjoy pleasant views of the rear garden, creating a calm and relaxing setting for evening family meals.



Situated to the rear of the property, you will find the heart of the home – a stylish and recently renovated kitchen. It features sleek dark cabinetry beautifully contrasted by warm wooden worktops and striking black-and-white checkered flooring. Designed with both form and function in mind, the space offers ample room for meal preparation, complemented by a range of integrated appliances for a seamless, modern finish. The ground floor concludes with a handy WC. Upstairs, you will find three well-proportioned bedrooms that provide comfortable accommodation, alongside a sleek, modern bathroom.

GARDEN:

To the rear of the property is a private, low-maintenance garden, thoughtfully designed for ease and enjoyment. Featuring stylish wooden patio tiles, this outdoor space provides an ideal setting for relaxing or entertaining, with minimal upkeep required throughout the year.



LOCATION:

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Liverpool. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.

GENERAL INFORMATION:

- › Council Tax band: B
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: D







Total area: approx. 121.9 sq. metres (1311.9 sq. feet)

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.