



## Langland Close, Callands Warrington, Cheshire

Detached Bungalow • Three Bedrooms • Freehold Title • Modern Throughout • Large Plot • Generous Private Garden • Excellent Location • Open Plan Living • Close To Local Amenities • Private Driveway



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Step into this beautifully renovated true bungalow via a bright and welcoming hallway that immediately sets the tone for the rest of the home. To the rear, the spacious lounge enjoys tranquil garden views and features a charming built-in log burner, creating a warm and inviting focal point. At the heart of the property is an impressive double-fronted kitchen and dining area, thoughtfully designed for both everyday living and entertaining. The kitchen is finished to a high standard, offering generous worktop and storage space, a Rangemaster cooker, and a dedicated dining area perfect for hosting guests. This open-plan space flows seamlessly into a stunning sitting area, complete with skylights and panoramic windows that bathe the room in natural light. The property offers three well-proportioned bedrooms, two of which benefit from built-in wardrobes. The principal bedroom is a standout feature, with French doors opening directly onto the patio. Completing the home is a stylish three-piece bathroom suite, along with a separate, conveniently located WC.



## EXTERIOR

The garden offers a beautifully presented and private outdoor retreat, thoughtfully designed for both relaxation and entertaining. A spacious paved patio area provides the perfect setting for al fresco dining, complete with stylish seating and a charming timber summer house—ideal for use as a home office, hobby space, or peaceful escape. Beyond, a well-maintained lawn is bordered by mature trees, established planting, and decorative shrubs, creating a lush and tranquil backdrop. A winding pathway leads to a further seating area, perfectly positioned to enjoy the surroundings, while a feature outdoor fireplace/BBQ adds a sociable focal point for gatherings with family and friends. To the front, the home benefits from a well-maintained lawned garden with paving leading to the front as well as a private driveway.



## LOCATION

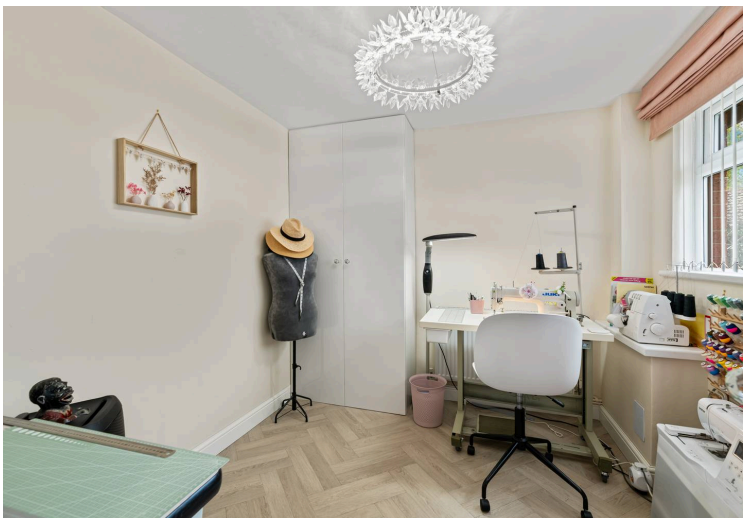
Callands is a charming suburb located three miles north of Warrington Town Centre. Nestled within landscaped parkland and adjacent to Sankey Valley Park, it offers numerous walking and cycling routes, ideal for families and pets. The area boasts excellent amenities, including a nearby supermarket, cinema, and the new Junction 9 retail park. Additionally, Gemini Park, with stores like Marks and Spencer, Next, and Ikea, is just a short distance away. Callands is favored for its high-performing primary and secondary schools and its proximity to the regional motorway network, ensuring easy access to Manchester and Liverpool.

## GENERAL INFORMATION

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Tel: 01925 267070

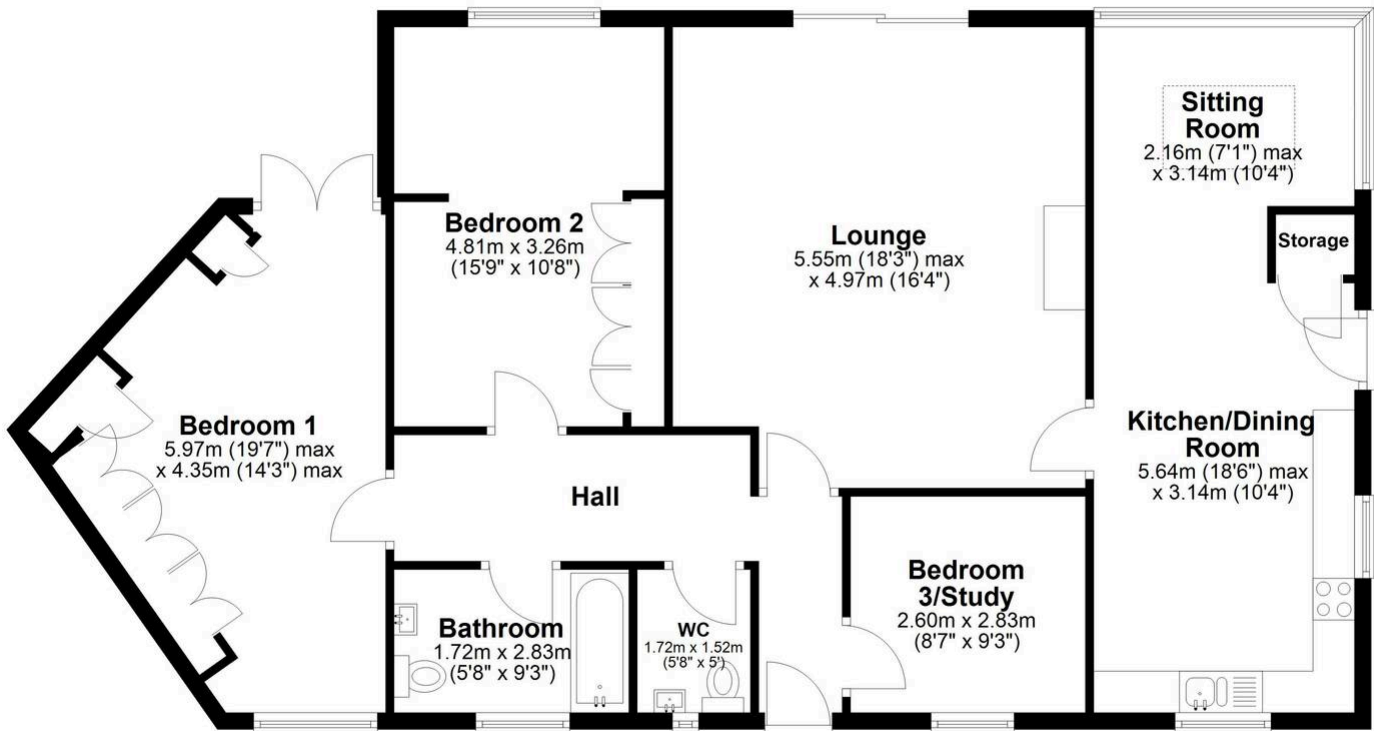
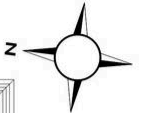
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## Ground Floor

Approx. 114.8 sq. metres (1235.5 sq. feet)



Total area: approx. 114.8 sq. metres (1235.5 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.



**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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