



Wilderspool Causeway, Warrington Cheshire

Immaculate Condition Throughout • Excellent Transport Links • Three Bedrooms • Two Reception Rooms • Contemporary Bathroom • Close To Local Amenities • Generous Rear Yard • Sought After Location • Move In Ready • Separate Utility Space



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Step inside this beautifully presented home via a bright and welcoming entrance hallway, showcasing high ceilings and a wealth of character features. To the right, you'll find a spacious and versatile reception room, currently arranged as an elegant dining area and bathed in natural light. Continuing through the property, the inviting lounge provides the perfect place to relax, centred around an impressive built-in media wall and feature fireplace. The contemporary kitchen has been thoughtfully designed with sleek cabinetry, generous worktop space, ample storage, and a range of integrated appliances. A stylish breakfast bar offers the ideal setting for casual dining or your morning coffee. Completing the ground floor is a practical utility room with access to the rear yard, along with useful understairs storage.

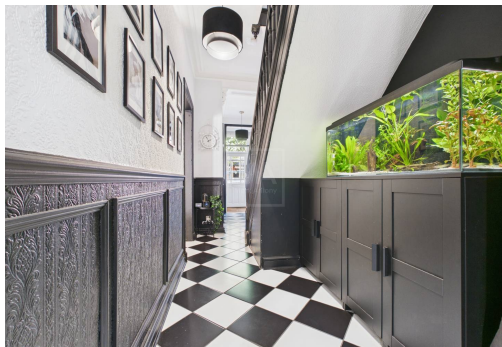
Upstairs, the property boasts three well-proportioned bedrooms, each filled with natural light. The principal bedroom is a standout feature, benefiting from fitted storage and an abundance of space.



The remaining bedrooms are served by a modern three-piece family bathroom finished to a high standard. Combining charming features with stylish contemporary finishes throughout, this exceptional home is ready to move straight into and would make an ideal purchase for first-time buyers, young professionals, or growing families.

EXTERIOR

The generous rear garden enjoys excellent privacy and serves as a wonderful sun trap, featuring a low-maintenance paved patio ideal for outdoor seating and entertaining in the sunshine throughout the day. Gated rear access provides added convenience. To the front, a well-kept, low-maintenance gravelled garden offers an attractive approach to the property's entrance.



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: Leasehold
- › EPC Energy Efficiency Rating: D







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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.



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