



St. Asaph Drive, Callands

Warrington, Cheshire

Semi Detached • Freehold Title • Close To Local Amenities • Modern Four Piece Bathroom • Generous Rear Garden • Driveway Parking • Two Bedrooms • Contemporary Kitchen Diner • Excellent Location • Bright And Airy Throughout



Mark Antony
SALES & LETTING AGENTS



INTERIOR

The property is welcomed by a bright and inviting entrance hallway, leading through to a spacious lounge, beautifully enhanced by an abundance of natural light. To the rear, a contemporary kitchen/diner provides ample worktop and storage space, while the adjoining dining area offers convenient access to the rear garden.

Upstairs, the property features two well-proportioned bedrooms, complemented by a stylish and contemporary four-piece bathroom suite, creating a comfortable and practical living space throughout.



EXTERIOR

The property benefits from a generous, well-maintained rear garden, predominantly laid to lawn and enclosed by timber fencing, providing a good degree of privacy. Mature trees and established planting add a pleasant touch of greenery, while the spacious lawn offers plenty of room for outdoor seating, entertaining and family activities. A useful garden shed provides additional storage, with a gated side access leading back towards the property. To the front, the property offers a well maintained lawn alongside driveway parking.



LOCATION

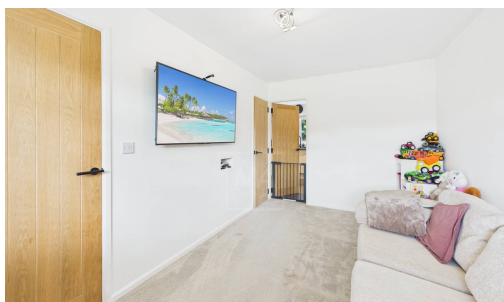
Callands is a charming suburb located three miles north of Warrington Town Centre. Nestled within landscaped parkland and adjacent to Sankey Valley Park, it offers numerous walking and cycling routes, ideal for families and pets. The area boasts excellent amenities, including a nearby supermarket, cinema, 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 favoured 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: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



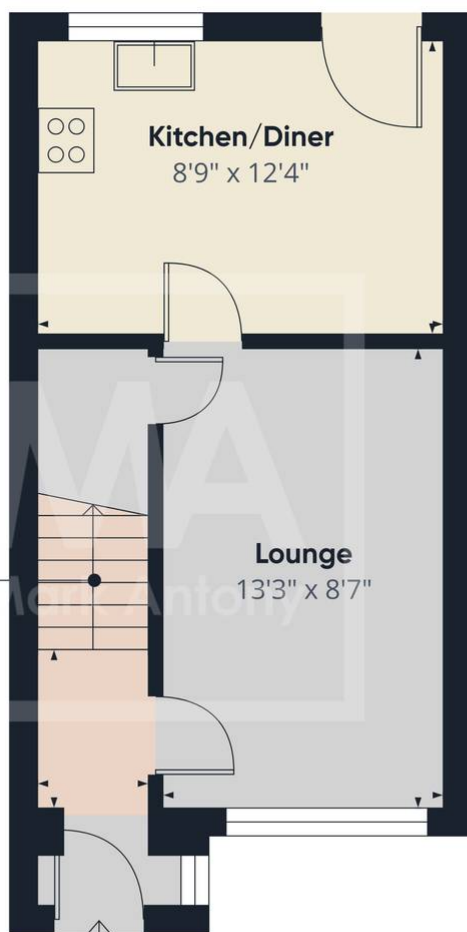




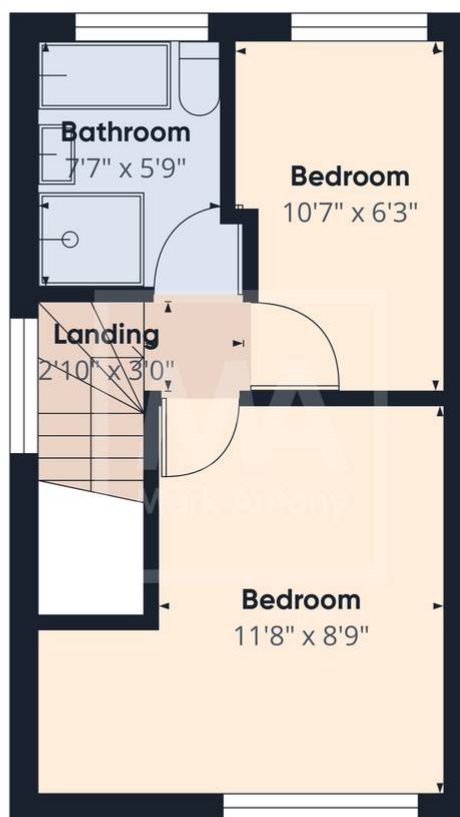
Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



Ground Floor



Floor 1



Approximate total area⁽¹⁾
525 ft²

(1) Excluding balconies and terraces

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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