



Carmarthen Close, Callands Warrington, Cheshire

Detached • Three Bedrooms • Freehold Title • Three Reception Rooms • No Onward Chain • Excellent Location
• Generous Garden • Close To Local Amenities • Two Bathrooms • Driveway Parking

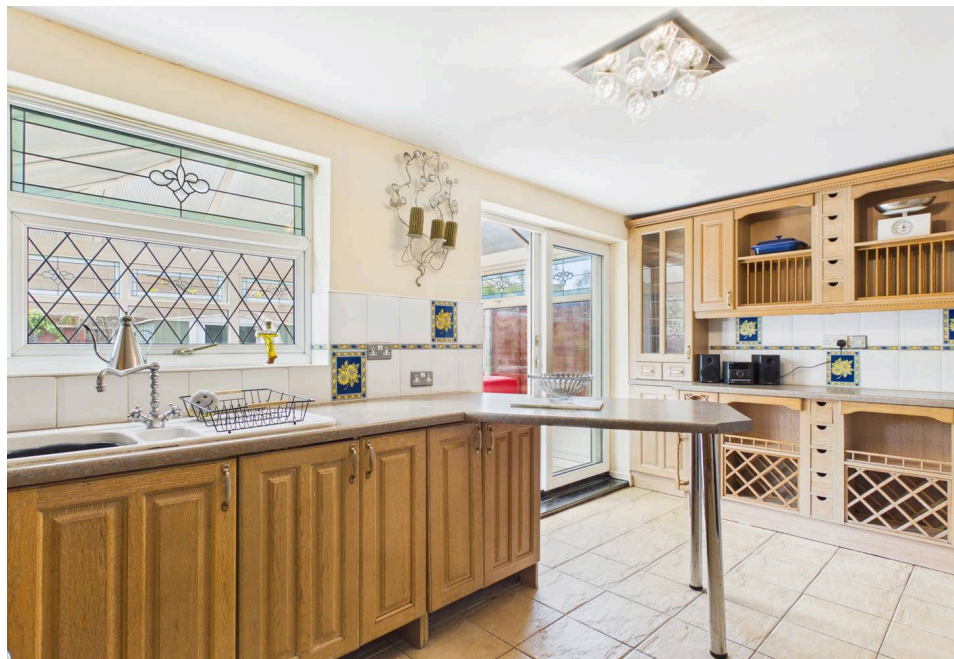


Mark Antony
SALES & LETTING AGENTS



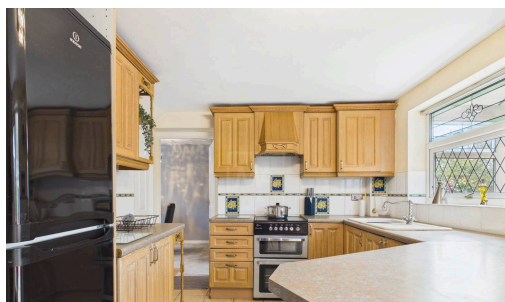
INTERIOR

Entrance to the property is via a bright and airy hallway, setting the tone for the rest of the home. This leads through to a spacious lounge, featuring a large window that floods the room with natural light, alongside a charming feature fireplace that creates a warm and inviting focal point. Continuing through, the well-appointed kitchen offers ample storage and convenient access to a second reception room, currently arranged as a dining area—ideal for family meals and entertaining. The ground floor is further enhanced by a generous conservatory, accessed via French doors from the kitchen. This delightful space enjoys pleasant views over the garden and provides direct access, making it perfect for seamless indoor-outdoor living. Upstairs, the property continues to impress with a light-filled landing leading to three well-proportioned bedrooms, each benefiting from plenty of natural light. The principal bedroom boasts its own en suite, adding a touch of luxury, while the remaining bedrooms are served by a stylish three-piece family bathroom, completing the accommodation.



EXTERIOR

The rear garden is generously proportioned and thoughtfully positioned to enjoy both privacy and sunshine throughout the day. A wraparound patio provides an ideal setting for outdoor dining and entertaining, while the well-maintained lawn adds a vibrant sense of greenery. Framed by an attractive selection of mature shrubs and planting, the space offers a wonderful retreat for keen gardeners and those seeking a peaceful outdoor haven. To the front, the property further benefits from an attractive front garden space as well as driveway parking.



LOCATION

Callands is an attractive suburb, conveniently located three miles north of Warrington Town Centre. The area is set within landscaped parkland and neighbours Sankey Valley Park, meaning there are plenty of walking and cycling routes; perfect for families and dogs. Callands is a popular area, thanks to its selection of high achieving primary and secondary schools. It is also within close proximity to the regional motorway network, providing easy access to Manchester and Liverpool.

GENERAL INFORMATION

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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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