



## Hawkshead Road, Burtonwood Warrington, Cheshire

Investors • Renovation Opportunity • Driveway Parking • Garage To The Rear • Double Bedrooms •  
Conservatory • Large Garden • Motarway Links • No Onward Chain • Freehold



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Discover the potential of this charming two-bedroom bungalow, offering an exciting renovation opportunity for anyone looking to create their ideal home.

Set within a desirable residential area, the property enjoys generous outdoor space, versatile interiors, and excellent scope for modernisation throughout.

Upon entering, you're welcomed by an inviting hallway that leads into the central living area, complete with a large bay window that fills the room with natural light.

The bungalow offers two well-proportioned bedrooms, a generous bathroom, and a spacious kitchen with ample potential for redesign and improvement.

To the rear, a bright conservatory extends the living space and provides lovely views across the impressive garden – an ideal spot to unwind or enjoy the outdoors in every season.



## GARDEN

The substantial garden is one of the standout features of this home. Rare in size and full of possibility, it serves as a superb blank canvas for landscaping, entertaining, or future extensions, subject to the necessary permissions. Whether you envision a peaceful retreat or a vibrant family space, the options are endless.

Completing the property is a detached garage, offering secure parking, storage, or workshop potential, along with a generous driveway ensuring convenient off-road parking.

With its sizeable plot, flexible layout, and clear renovation potential, this bungalow is perfect for buyers eager to put their own stamp on a property and create something truly special.

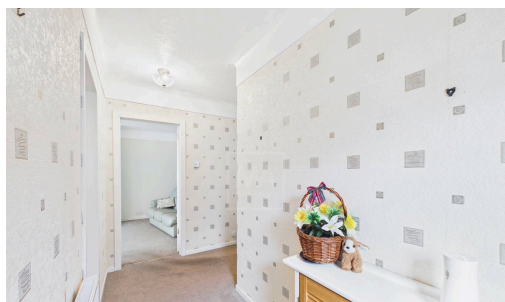


## LOCATION

Burtonwood was a chapelry in the ancient parish of Warrington, in the West Derby Hundred of Lancashire. It was later created a civil parish and was part of the Warrington Poor Law Union and then the Warrington Rural District. By 1974 the village of Burtonwood became part of Warrington District and is now part of the Warrington Unitary Authority. It is still a civil parish (now named Burtonwood and Westbrook) and thus has its own parish council.

## GENERAL INFORMATION

- › Council Tax band: C
- › 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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