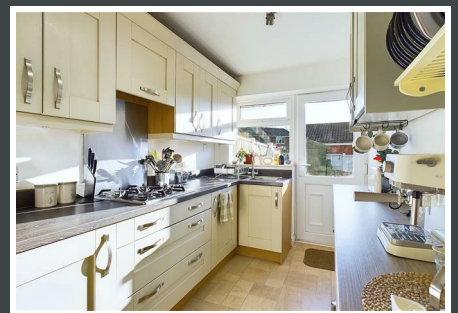
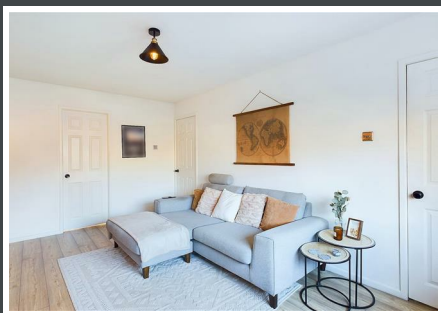




# Colwyn Close, Callands Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Semi-Detached Bungalow
- One Bedroom
- Freehold
- Well-Maintained Gardens
- Ideal Location
- Driveway Parking
- First Time Buyers
- Solar Panelling
- South Facing Garden
- Ideal Investment

## INTERIOR

Upon entering this stunning bungalow, you'll be greeted by a lounge bathed in natural light, providing a perfect area for relaxation. As you continue through the home, you'll find a stylish kitchen designed for comfort and ideal for preparing your delicious meals. Further inside, the bedroom offers an ideal spot for unwinding, and there's also an ample-sized bathroom with underfloor heating that completes this charming home.

## GARDEN

This property boasts well-maintained front and rear gardens. The rear garden, in particular, provides an ideal setting for family gatherings during the warmer seasons or simply unwinding with a morning coffee. There is also driveway parking available for multiple cars.

## SERVICES

- Gas Central Heating
- Mains connected: Gas
- Drainage: Mains
- Broadband Availability: Up to 61Mb (Via Sky)



## 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

**Local Authority:** Warrington Borough Council

**Council Band:** B

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

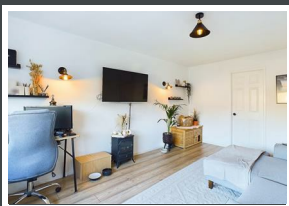
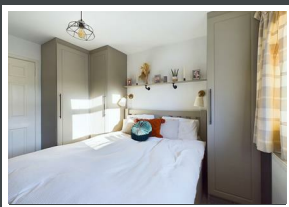
### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.





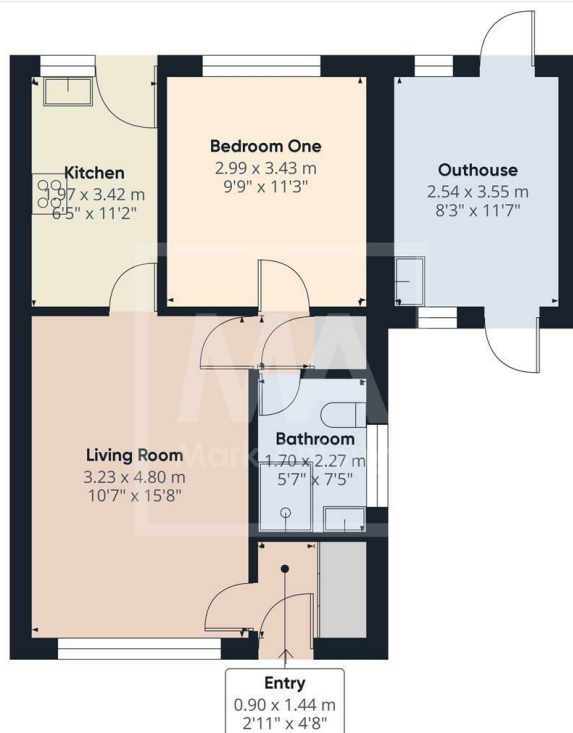


## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



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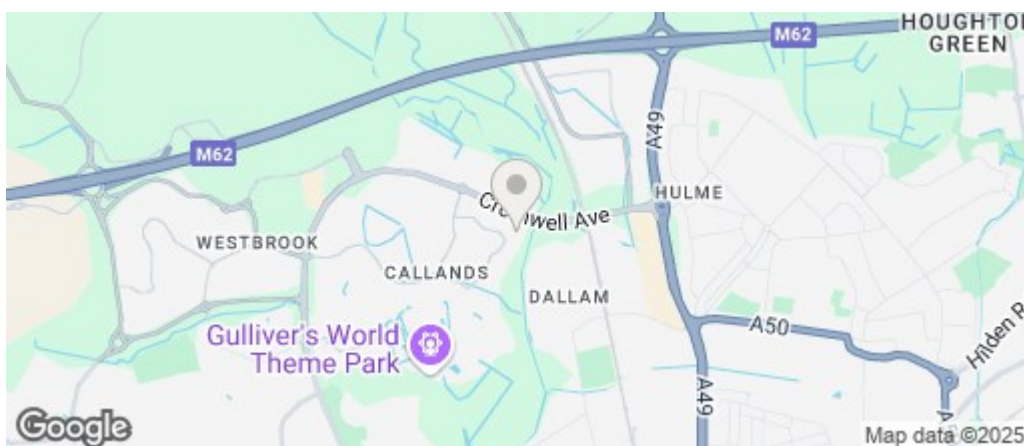


Approximate total area<sup>(1)</sup>  
49.78 m<sup>2</sup>  
535.83 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs

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