



Edgewater Place, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Large Garden
- Close to Local Schools
- Great Walks Nearby
- Detached
- Modern Throughout
- Garage
- Driveway Parking
- Family Home
- Popular Location

INTERIOR

As you step inside, you're greeted by a spacious hallway leading to two inviting reception rooms. The first reception room, perfect for cozy family gatherings, boasts large windows that flood the space with natural light. The second reception room offers a more formal setting, ideal for entertaining guests or enjoying quiet evenings.

The heart of the home is the modern kitchen, equipped with integrated appliances and ample storage, making it a chef's delight. Adjacent to the kitchen is a convenient dining area, perfect for family meals. Upstairs, you'll find three generously sized bedrooms, each offering comfort and tranquillity. The master bedroom features an En-suite bathroom, providing a private retreat. The additional bedrooms share a well-appointed family bathroom.

GARDEN

One of the standout features of this home is the great-sized garden. It's a perfect space for children to play, gardening enthusiasts to indulge their passion, or for hosting summer barbecues. To the front of the property you will find driveway parking and a garage.



LOCATION

Edgewater Park is located in the leafy outskirts of Warrington. Located just a short walk away from the great amenities Latchford village has to offer, including a supermarket, post office and plenty of independent boutiques. The Trans Pennine Trail is also close by; perfect for walks and cycling. Stockton Heath and Warrington Town Centre are both just a short drive away, meaning residents are spoilt for choice when it comes to shopping and dining out. There is a range of great schools close by and residents benefit from being in close proximity to the M6 and M56 motorways.



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

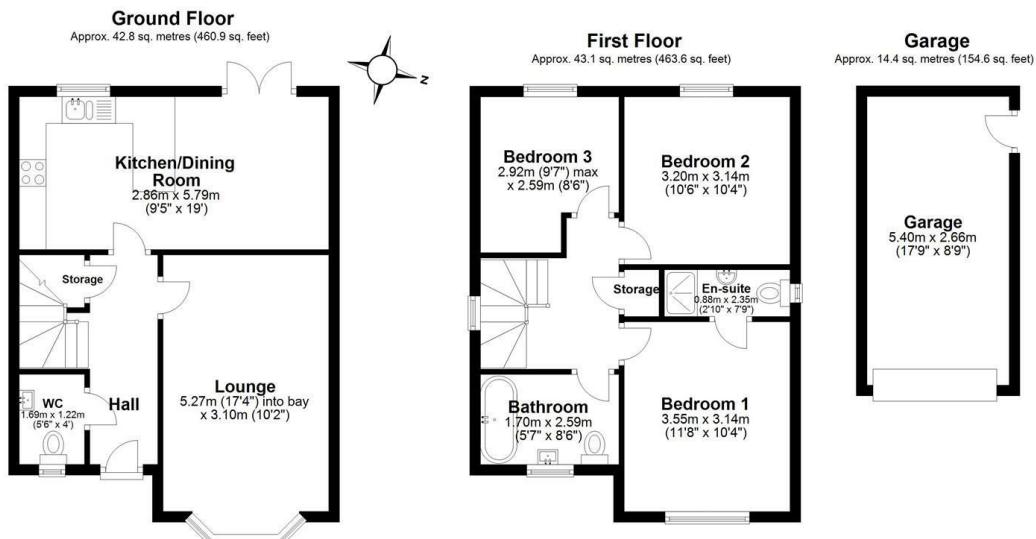
Items may be available under separate negotiation.



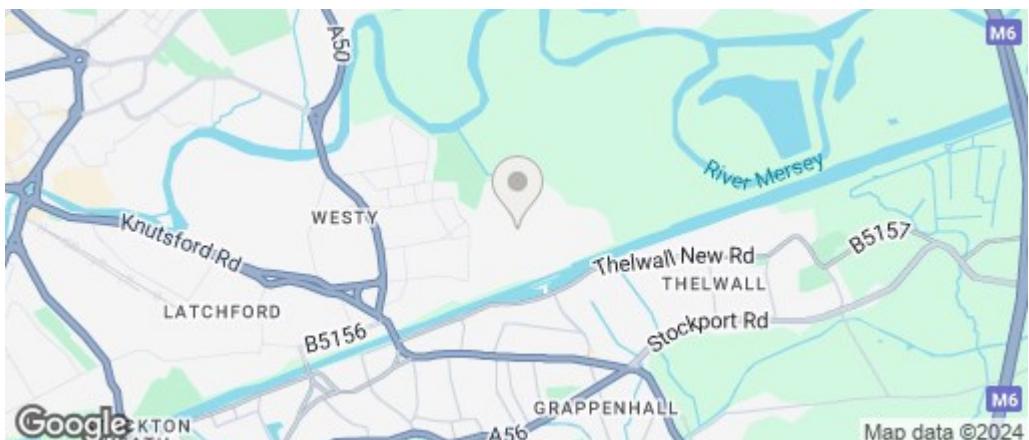


IMPORTANT NOTICE

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.



Total area: approx. 100.3 sq. metres (1079.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
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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