



Norley Close, Bewsey Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Detached Property
- Spacious Living Space
- First Time Buyers
- Investment Property
- Freehold
- Close to Local Amenities
- No Chain
- Inviting Garden
- Great Travel Links

DESCRIPTION

Offered for sale with no onward chain, a detached property situated within walking distance to Warrington Town Centre. Comprising of a spacious living room, three bedrooms and a welcoming garden. This home would be perfect for first-time buyers or investors alike. Viewings are highly recommended.

Access is granted via a hallway leading through to the spacious lounge, benefitting from two windows allowing lots of natural light to flow through. The modern kitchen and dining room is set to the back of the property and boasts double patio doors, opening into the garden. To the first floor, you are presented with three spacious bedrooms and a family bathroom. Bedroom one has the added benefit of an en suite.

GARDEN

Leading from the kitchen, this wonderful garden is mainly laid to lawn with a patio area, a perfect outdoor space for entertaining family during the summer months. To the front of the property, there is a driveway suitable for multiple cars and on street parking is available.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.24m x 4.01m
- Kitchen/Dining Room 5.00m x 2.41m

FIRST FLOOR

- Landing
- Bedroom One 4.01m x 3.28m
- Bedroom Two 2.87m x 2.24m
- Bedroom Three 2.49m x 2.03m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 59Mb (Via Sky)

LOCATION

Bewsey is within easy walking distance to Warrington Town Centre and both Bank Quay and Central train stations. Residents therefore have easy access to the great range of shops, bars and restaurants that the town has to offer. For families or households with dogs, Sankey Valley Park is just a short walk away and home to plenty of walking and cycling routes. There's also a BMX track, play areas and plenty of attractive spots for picnics. The M62 is under 3 miles away, making commuting to neighbouring towns and cities simple.

DISTANCES

- Sankey Valley Park 10 minute walk
- David Lloyd Leisure Centre 15 minute walk
- Warrington Town Centre 1 mile
- Manchester Airport 16 miles via M56
- Liverpool City Centre 19 miles via M62
- Manchester City Centre 20 miles via M62
- Chester City Centre 23 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: C
Tenure: Freehold

Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



Norley Close, Warrington, WA5

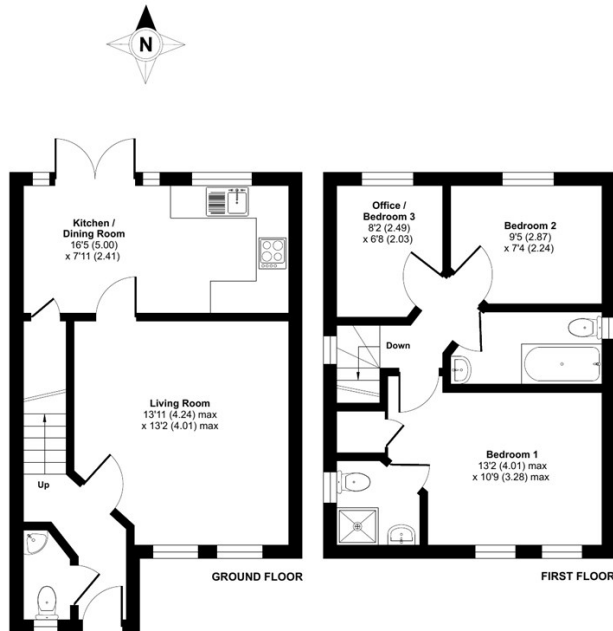
Approximate Area = 767 sq ft / 71 sq m

For identification only - Not to scale



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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©richeson 2022. Produced for Mark Antony Estate & Letting Agents. REF: 880779



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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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