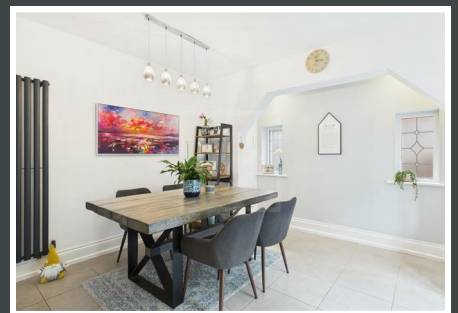
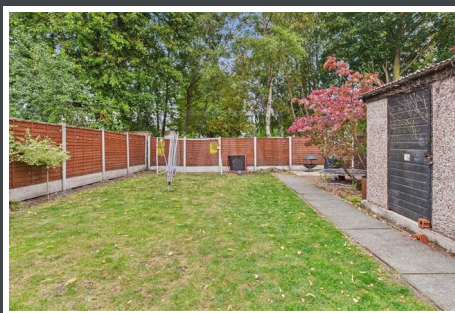




# Marina Drive, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Three Bedrooms
- Close To Schools
- Nearby Transport Routes
- Driveway Parking
- Secure Outbuilds
- Detached Family Home
- Modern Decor
- Spacious Interiors
- Private Rear Garden
- Close To Amenities

## INTERIOR

Now available to view, we proudly present this beautifully presented three-bedroom detached family home that has modern living at heart. As you enter the property, you will be greeted by an airy hallway that provides access to all areas of this home. To the front of the property you will find a spacious lounge that is complimented by a beautiful bay window allowing for array of natural light to flood this space creating the perfect ambience for family relaxation. The heart of this home is the stylish contemporary kitchen-diner that boasts high-quality integrated appliances which makes family meal prep a breeze whilst enjoying charming views of the rear garden. As you make your way upstairs, you're welcomed by two generously sized double bedrooms, each offering comfort and space. Completing the first floor is a versatile third bedroom – ideal as a cosy single room, nursery, or a home office, The home is finished to a high standard throughout, offering a fresh, move-in-ready feel. Additional features include a driveway, and practical storage options. With a layout that suits growing families and modern touches throughout, this is a fantastic opportunity for buyers looking for a comfortable and stylish home in a residential setting.

## GARDEN

To the rear of the property you will find a great sized garden. The garden is private and not overlooked, offering a peaceful retreat with mature trees lining the rear boundary for added seclusion. The lawn provides room for children to play or for relaxing outdoors, while a patio area is perfect for your morning coffee. An outbuilding offers convenient storage, making the space both practical and ideal for family life.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)



## LOCATION

This property is in a district which is located just a stone's throw from Warrington Town Centre. Its convenient location makes it a popular area, especially for those who work in the centre of town. The area is home to a range of properties from apartments to larger homes for family living. Residents benefit from the great amenities the town centre has to offer including high street stores, restaurants and bars. The property is ideally placed for a range of schools and great transport connections. Warrington Bank Quay and Central train stations are both within walking distance and the M62 is under 3 miles away.

## 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.



Ground Floor



Floor 1

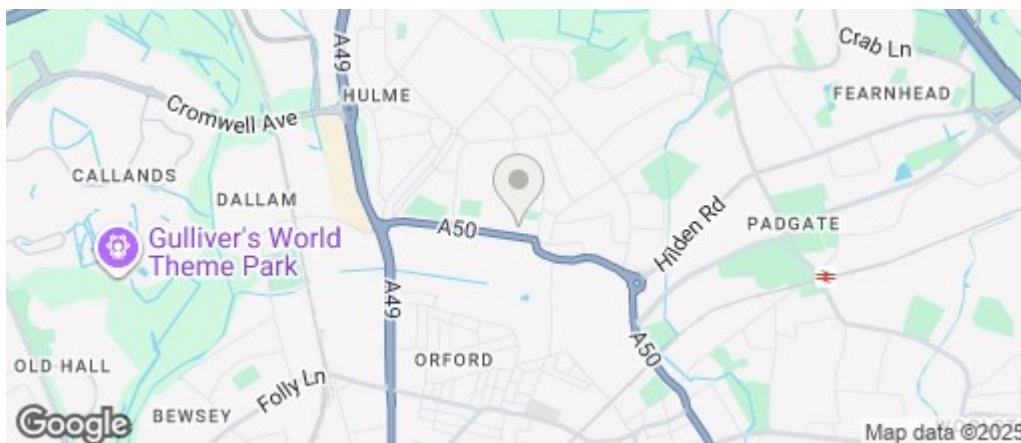


Approximate total area<sup>(1)</sup>  
824 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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