



Mere Road, Fearnhead Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Ample Potential
- Detached Garage
- Extended Kitchen
- Driveway Parking
- Quiet Location
- Spacious Plot
- Private Garden
- Extension Potential (STPP)
- No Onward Chain

INTERNAL

The ground floor features a welcoming entrance hall leading to the generous lounge, featuring a charming bay window that floods the room with natural light, a feature fireplace and exposed brick, adding warmth and character. The dining room offers a versatile family space and double French doors opening onto the patio, ideal for entertaining and for family gatherings. The extension to the rear offers a modern and bright kitchen with ample storage, integrated appliances and attractive quarry tiles, adding to the character of this home. Upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from a large bay window, allowing for plenty of natural light, while the second double bedroom overlooks the rear garden, offering a peaceful retreat. Completing the property is the spacious family bathroom.

GARDEN

Tucked away in a corner position, one of the standout features of this home is the private rear garden. Whether you're looking to create a tranquil garden retreat or explore potential further extensions (STPP), this spacious plot is brimming with opportunity. The front of the property provides ample off-road parking, access to the detached garage and side entry into the garden.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via BT)



LOCATION

Situated north of Warrington, Fearnhead is a popular area for families and professionals alike with a great range of amenities and transport connections. Home to a University campus and Golf course, residents benefit from a great range of facilities. Padgate train station connects the suburb with neighbouring cities, Manchester and Liverpool, making it ideal for commuters. The motorway network is also just a short drive away and Warrington Town Centre can be reached in under 10 minutes by car. There are a number of schools within easy walking distance and plenty of parks nearby, which are great for families. Fearnhead is also home to a great selection of coffee shops, pubs and is just a short drive away from Birchwood Shopping Centre.

GENERAL INFORMATION

Local Authority: Warrington

Council Band: C

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.



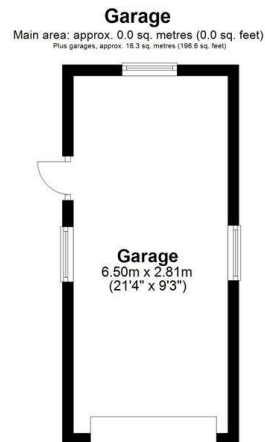
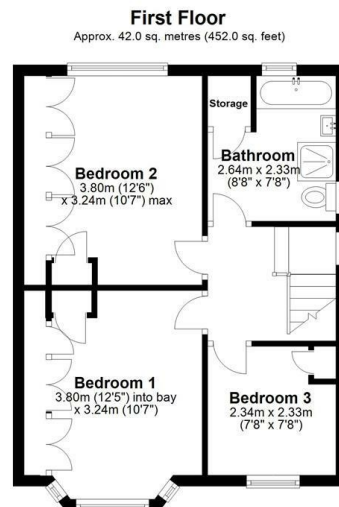
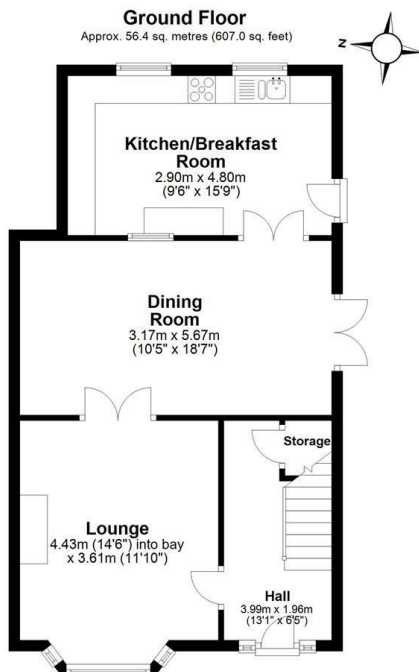
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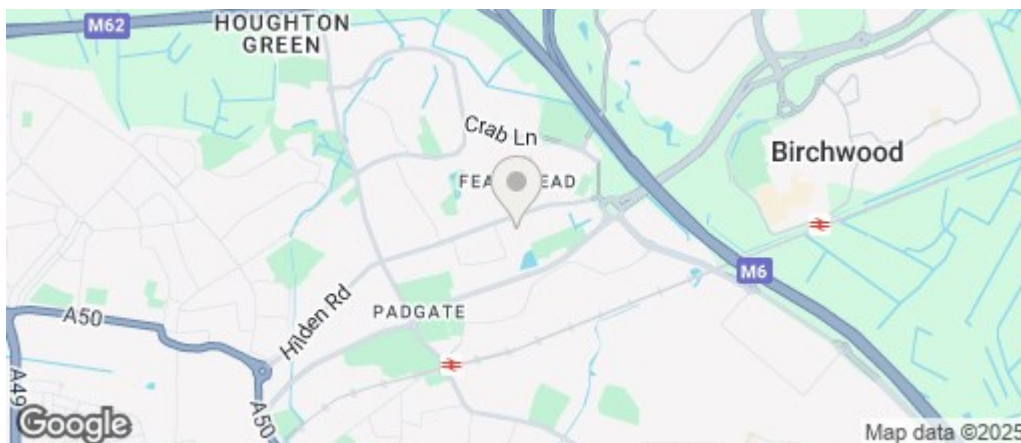


IMPORTANT NOTICE

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Main area: Approx. 98.4 sq. metres (1059.1 sq. feet)
Plus garages: approx. 18.3 sq. metres (198.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070