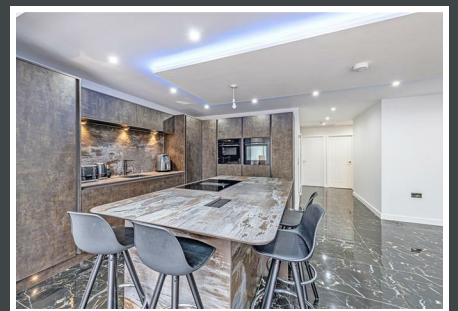




Lockerbie Close, Winwick Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Chain
- Three Bedrooms
- Newly Refurbished
- Modernised Throughout
- Underfloor Heating
- Detached Bungalow
- Bespoke Home
- Open Plan Living
- Freehold
- Close to Local Amenities

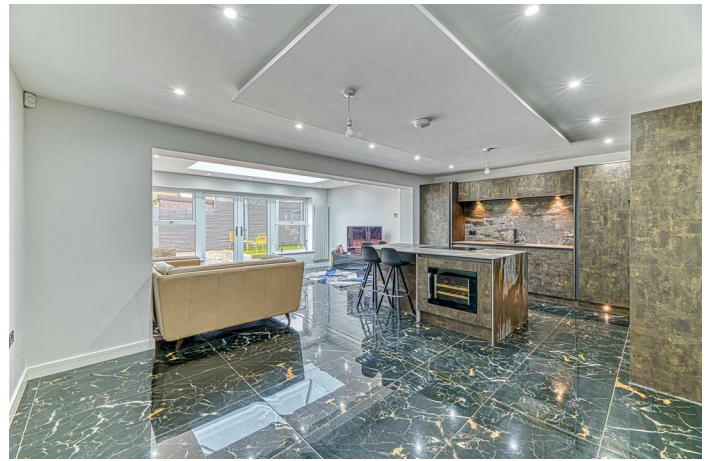
DESCRIPTION

A bespoke, newly modernised detached bungalow, finished to high standard, offered with no onward chain. Celebrating three bedrooms, an extended open plan living area, and has the added benefit of driveway parking. This home is close to local amenities and viewings are highly recommended.

Entrance into this home is via the hallway. The property has a very open feel throughout, as the living and kitchen area has been newly designed to be a large open plan space. The kitchen has a modern and stylish feel, celebrating an island and tiled flooring. There is also a beautiful orangery, allowing an abundance of natural light to flow through and has access to the garden. The shower room is to the front of the property and has been fitted with a walk in shower. This home also offers three bedrooms, with bedrooms two and three offering built in wardrobes. Bedroom one boasts an en-suite as well as french doors leading out to the garden.

GARDEN

This detached bungalow enjoys a substantial sized plot. The front garden wraps around the side of the property with a private south facing patio area to the rear. This home is boarded with trees and shrubbery, providing ultimate privacy. There is off road parking is also available.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.06m x 2.87m Lounge
- 6.20m x 3.98m Kitchen/Dining Room
- 3.62m x 4.72m Bedroom One
- 0.99m x 0.98m En-suite
- 2.37m x 4.00m Bedroom Two
- 2.70m x 2.56m Bedroom Three
- 1.76m x 2.00m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 135Mb (Via BT)

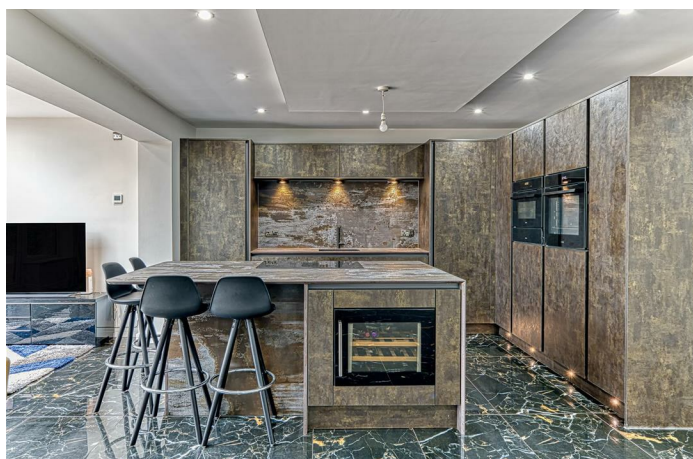
LOCATION

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.

DISTANCES

- The Millhouse Pub 0.3 mile walk
- Padgate Train Station 1.5 mile drive
- Junction Nine Retail Park 2.5 miles
- Warrington Town Centre 4 miles
- Manchester Airport 17 miles via M56
- Manchester City Centre 18 miles via M56
- Liverpool City Centre 20 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

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



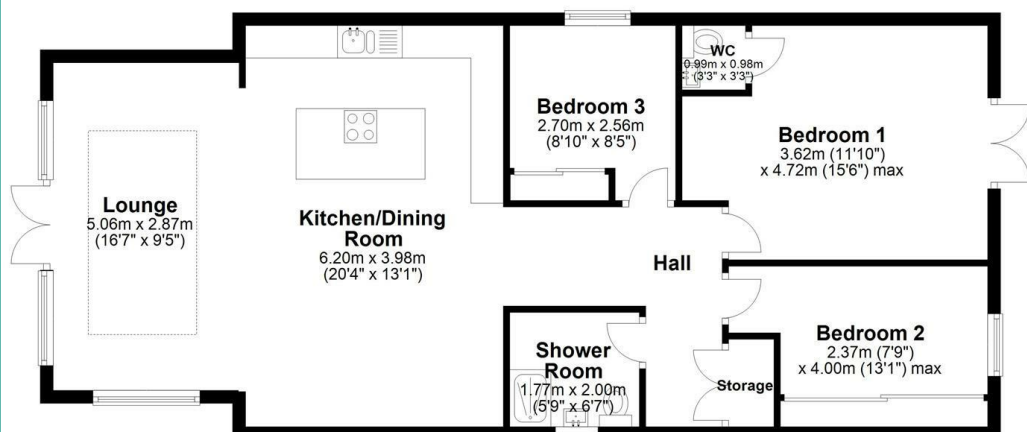


IMPORTANT NOTICE

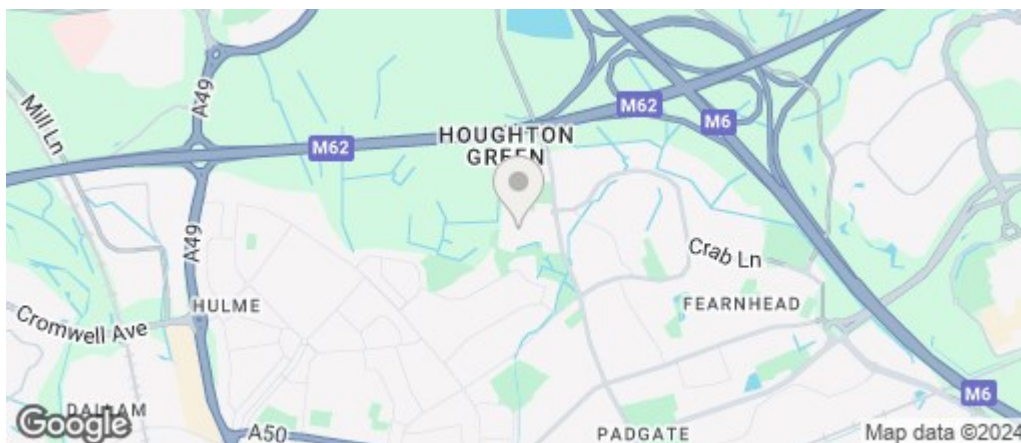
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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

Approx. 85.8 sq. metres (923.5 sq. feet)



Total area: approx. 85.8 sq. metres (923.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(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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