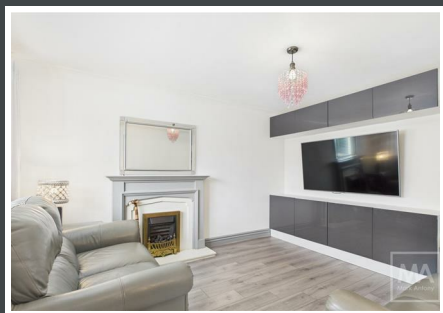




Holyhead Close, Callands Warrington, Cheshire



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HIGHLIGHTS

- Three Bedrooms
- First Time Buyers
- Ideal Location
- Spacious Garden
- Close To Local Amenities
- Semi-Detached
- Light And Airy
- Garage
- Close To Local Schools
- CCTV

INTERIOR

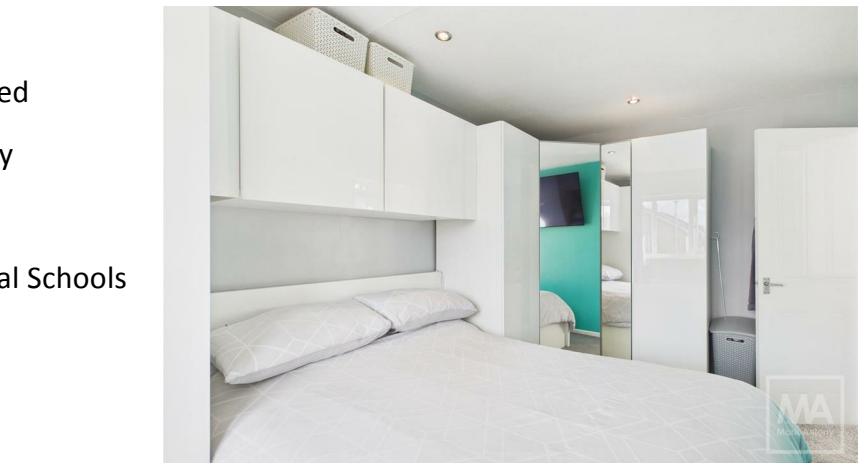
Upon entering this charming home, you are greeted by a welcoming hallway that opens into a bright and airy living room, ideal for relaxing after a long day. The journey continues into a spacious kitchen, perfect for preparing delightful family meals. Upstairs, you'll discover three generously sized bedrooms and a lovely three-piece family bathroom, each offering a warm and comfortable atmosphere.

GARDEN

At the rear of the property, you'll find a spacious and well maintained garden featuring the perfect blend of a great sized lawn and a relaxing patio area. This garden is a great space for hosting and entertaining with family and friends in the summer months. To the front of the property there is a driveway suitable for multiple cars as well as a garage.

SERVICES

- Gas Central Heating
- Mains connected: Gas
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



LOCATION

Callands is a charming suburb located three miles north of Warrington Town Centre. Nestled within landscaped parkland and adjacent to Sankey Valley Park, it offers numerous walking and cycling routes, ideal for families and pets. The area boasts excellent amenities, including a nearby supermarket, cinema, and the new Junction 9 retail park. Additionally, Gemini Park, with stores like Marks and Spencer, Next, and Ikea, is just a short distance away. Callands is favored for its high-performing primary and secondary schools and its proximity to the regional motorway network, ensuring easy access to Manchester and Liverpool.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

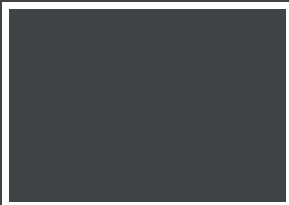
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.







IMPORTANT NOTICE

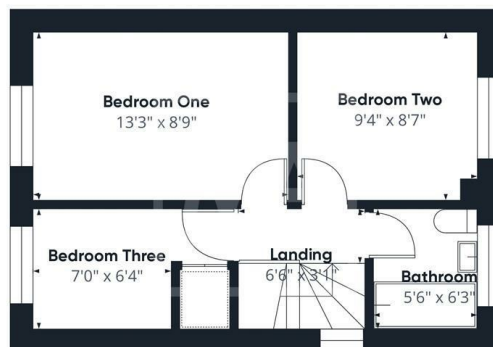
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration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



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Ground Floor



Floor 1

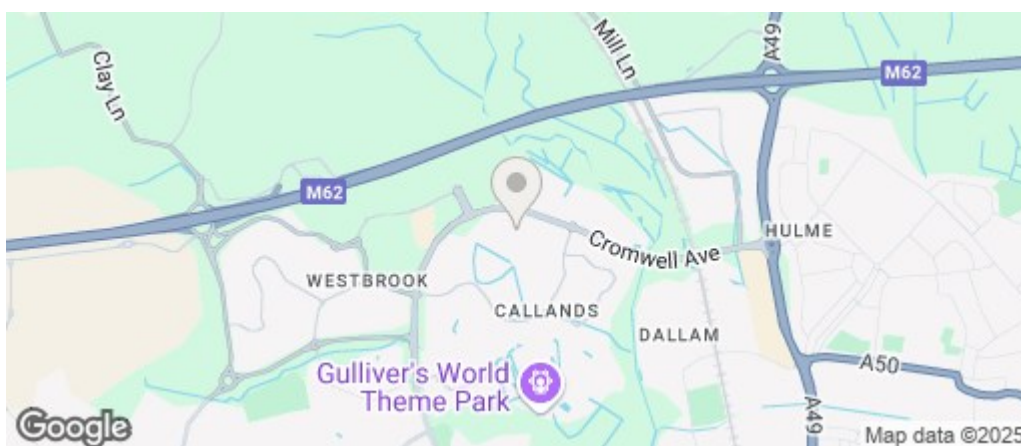


Approximate total area⁽¹⁾
637.12 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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