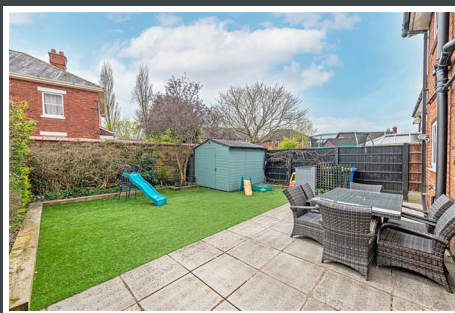




# Muirfield Close, Fearnhead Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Four Bedrooms
- Underfloor Heating
- Great Location
- Close to Local Schools
- Local Walks Nearby
- South Facing Garden
- Freehold
- Utility Space
- Spacious Lounge
- Modern Kitchen

## DESCRIPTION

A well presented, family home perfectly positioned in the sought after location of Fernhead. Briefly comprising of four bedrooms, a spacious lounge with separate dining area, a modern kitchen with the added benefit of a utility area. Being within close proximity to the local schools and amenities, this home is ideal for the growing family.

Upon entering this home you are welcomed into the hallway leading through to the light and airy lounge. Following the natural flow of this home, the dining room is set to the back of the property with access to the modern kitchen and garden. The downstairs boasts underfloor heating throughout and also has a separate utility space and WC.

To the first floor you are presented with four spacious bedrooms and separate bathroom and shower room. Bedrooms one and two have the added benefit of integrated wardrobes.

## GARDEN

Sitting on an enviable plot, this south facing garden enjoys the sun all day long. Having the perfect mixture of a patio and artificial turf area, this low maintenance garden is perfect for all the family to enjoy. To the front, there is a driveway suitable for multiple cars.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.42m x 3.80m Lounge
- 2.66m x 4.76m Dining Room
- 3.74m x 2.43m Kitchen
- 3.34m x 2.43m Utility
- 0.80m x 1.19m WC

### FIRST FLOOR

- Landing
- 4.10m x 2.77m Bedroom One
- 4.42m x 2.43m Bedroom Two
- 2.98m x 2.77m Bedroom Three
- 2.92m x 1.89m Bedroom Four
- 2.11m x 2.43m Bathroom
- 1.66m x 1.89m Shower Room

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1000Mb (Via Virgin)

## LOCATION - FERNHEAD

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

- Cinnamon Brow School 10 minute walk
  - Spittle Brook 0.5 mile walk
  - Warrington Town Centre 4 miles
  - Manchester Airport 16 miles via M56
  - Manchester City Centre 21 miles via M62
  - Liverpool City Centre 24 miles via M62
  - Chester City Centre 29 miles via M56
- (Distances quoted are approximate)



## GENERAL INFORMATION

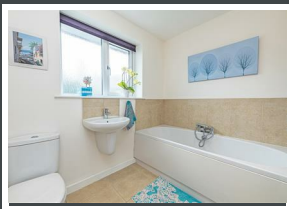
**Local Authority:** Warrington Borough Council  
**Council Band:** C  
**Tenure:** Freehold  
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

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

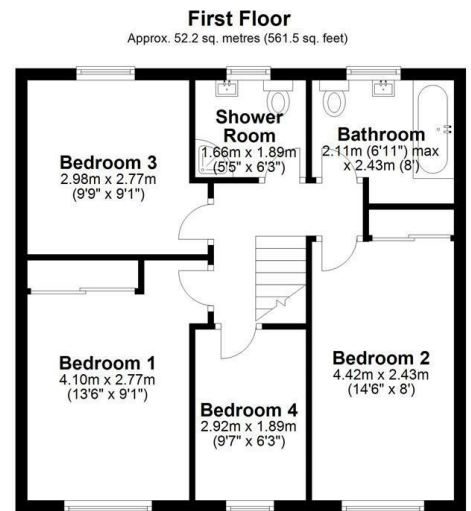
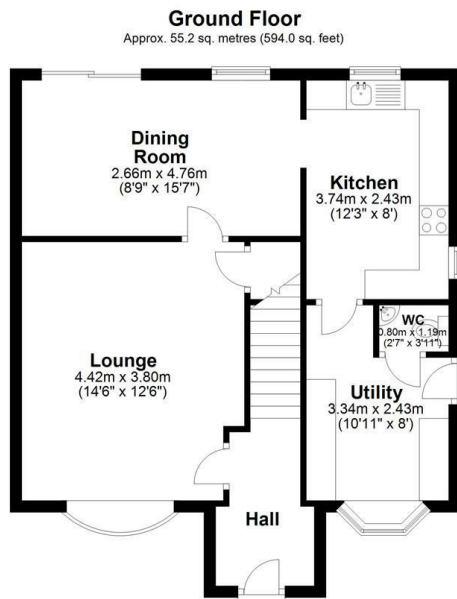




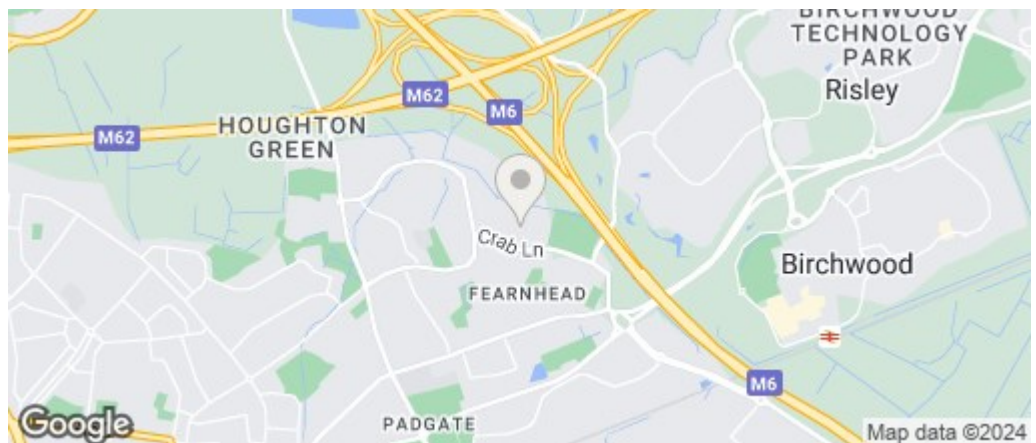


## IMPORTANT NOTICE

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.



Total area: approx. 107.4 sq. metres (1155.5 sq. feet)



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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Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070