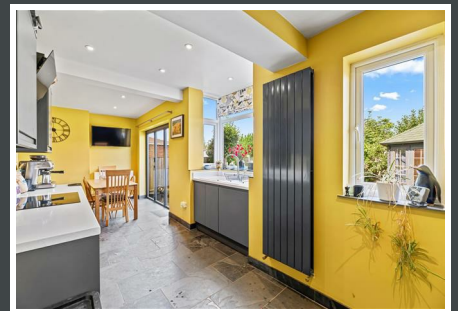
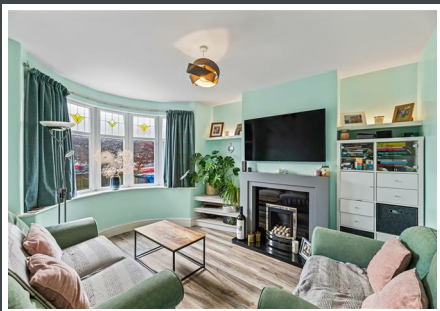




# Rydal Avenue, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Three Bedrooms
- Semi-Detached
- Bi-Folding Doors
- Summerhouse
- Families or Professionals
- Bay Windows
- Freehold Title
- Double Driveway
- Utility Room
- Close To Amenities

## INTERIOR

This beautiful home now offered for sale has been thoughtfully upgraded to add convenience and comfort to your life. At the end of the inviting hallway lies a spacious and lively open-plan kitchen and dining area, perfectly blending modern chic and traditional charm, with expansive Bi-folding doors opening out to the garden. Adjacent to the kitchen, is a handy utility and a downstairs shower room with WC. The charming lounge features a stunning bay window with stained glass accents, integrated shelving, and a sleek modern fireplace. Upstairs features three bedrooms ideal for a growing family. The master double bedroom offers a beautiful bay window whilst the second bedroom is spacious and overlooks the garden. Completing the home is the main family bathroom with a generous bathtub and separate shower, ideal for busy family mornings.

## GARDEN

The garden is accessible through beautiful Bi-folding doors and boasts a comfortable paved area that leads up to a cosy corner summerhouse with underfloor heating and serviced with electricity, perfect all year round and for entertaining guests. The lawn is well-maintained and bordered by mature greenery for your own little piece of nature. This outdoor space is private yet open and full of sunlight, an ideal garden for a peaceful time away from busy schedules and work.

## SERVICES

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



## LOCATION

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Chester. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** C

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

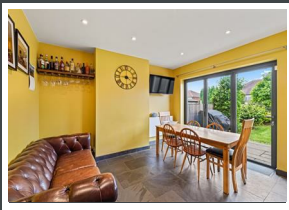
Not included in the asking price.

Items may be available under separate negotiation.



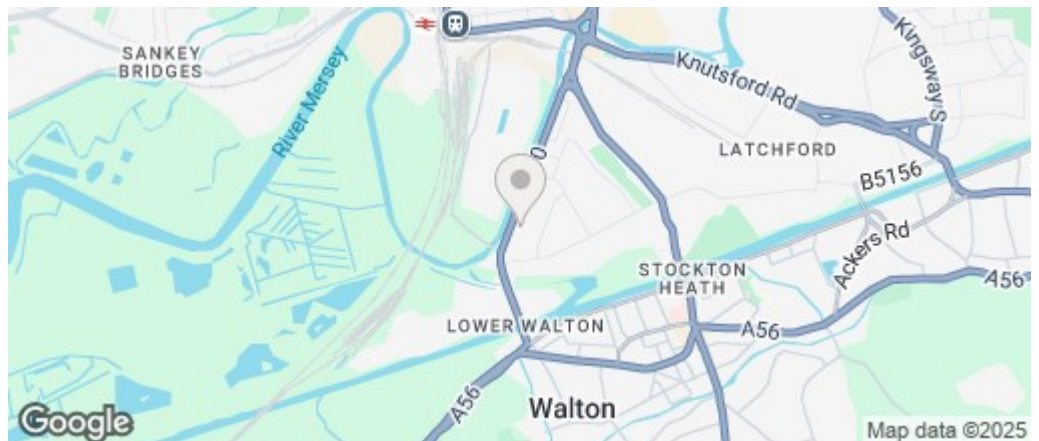






## IMPORTANT NOTICE

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.



| 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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