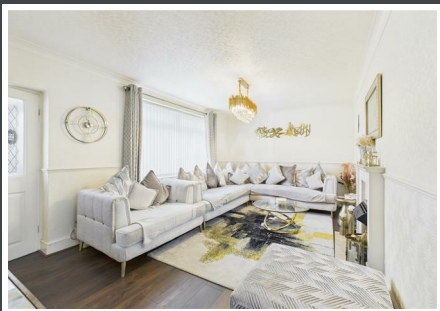




Kipling Avenue, Orford Warrington, Cheshire



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HIGHLIGHTS

- Semi Detached
- Three Bedrooms
- Open Plan Kitchen/ Diner
- Private Garden
- Great Location
- Driveway Parking
- Neutral Decor
- Close to Schools
- Incredible Opportunity
- Close to Amenities

INTERIOR

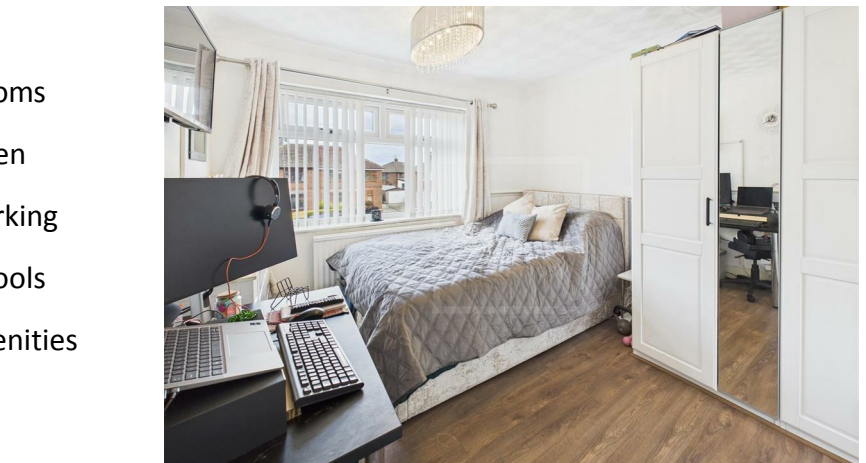
Accessed through a welcoming porch, this charming family home opens into a spacious living room, ideal for relaxing or entertaining guests. The layout flows naturally into a central hallway, leading to a bright open-plan kitchen and dining area that's perfect for everyday living. Patio doors open directly onto the rear garden, creating a seamless indoor-outdoor connection that's great for summer gatherings or quiet evenings. Upstairs, the property offers two generous double bedrooms and a third smaller room, ideal for a single bed, nursery, or home office. A modern shower room and a separate w/c complete the upper floor, offering both convenience and functionality. This well-designed home combines comfort and practicality, making it a great choice for families or first-time buyers looking for space and flexibility.

GARDEN

Set on a generous plot, this home features a front garden, a private rear garden ideal for summer enjoyment, and a sizeable driveway with space for multiple vehicles, offering both outdoor appeal and practical off-road parking.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1,130Mb (Via Virgin)



LOCATION

This property is in a district which is located just a stone's throw from Warrington Town Centre. Its convenient location makes it a popular area, especially for those who work in the centre of town. The area is home to a range of properties from apartments to larger homes for family living. Residents benefit from the great amenities the town centre has to offer including high street stores, restaurants and bars. The property is ideally placed for a range of schools and great transport connections. Warrington Bank Quay and Central train stations are both within walking distance and the M62 is under 3 miles away.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

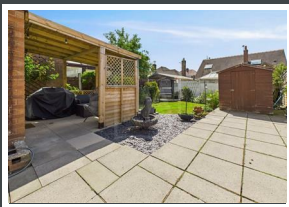
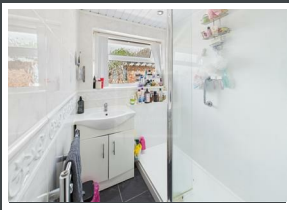
Contents, Fixtures and Fittings

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



First Floor

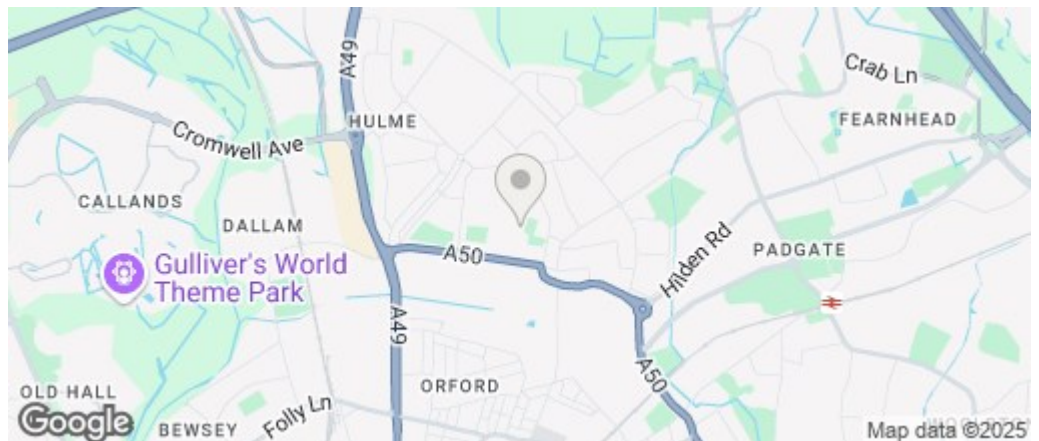


Approximate total area⁽¹⁾
923 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

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