



Carmarthen Close, Callands Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ Open Plan Kitchen/Diner
- ❑ Large Driveway
- ❑ Ideal Location
- ❑ Garage Conversion
- ❑ Close to Excellent Schools
- ❑ Beautiful Quartz Worktops
- ❑ Three Double Bedrooms
- ❑ Family Home
- ❑ Charming Garden
- ❑ Freehold

DESCRIPTION

A magnificent home ideally located for family life. Boasting a stunning kitchen, five fantastic sized bedrooms as well as a sun trap garden, this beautiful property is not to be missed.

Entrance into this stunning home is via welcoming hallway leading through to the bay fronted reception room. Also looking out to the front of the property is bedroom three. The stunning kitchen/diner faces out to the garden via double patio doors. The kitchen is set up for modern family life with a fantastic island perfectly placed in the centre of the room. The ground floor also benefits from a utility room as well as down stars WC.

To the first floor there are three double bedrooms all with fitted wardrobes and en suite to the first bedroom. There is also a further fifth bedroom as well as a family bathroom which has scope to be personalised into the perfect bathroom.

GARDEN

Sitting on a fantastic sized plot, this gorgeous home enjoys an enviable position benefitting from the sun in the garden throughout the day. The garden is mainly laid to lawn with raised beds and mature shrubbery as well as a patio area, ideal for alfresco dining in the summer evenings.



LOCATION

Callands is an attractive suburb, conveniently located three miles north of Warrington Town Centre. The area is set within landscaped parkland and neighbours Sankey Valley Park, meaning there are plenty of walking and cycling routes; perfect for families and dogs. The area benefits from a range of great amenities, being so close to a supermarket, cinema and the recently developed Junction 9 retail park. It's also just a stone's throw away from Gemini Park, home to high street superstores including Marks and Spencer, Next and Ikea. Callands is a popular area, thanks to its selection of high achieving primary and secondary schools. It is also within close proximity to the regional motorway network, providing easy access to Manchester and Liverpool.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 100Mb (Via Virgin)

DISTANCES

- Westbrook Centre 10 minute walk
 - Gemini Retail Park 15 minute walk
 - Warrington Town Centre 3 miles
 - Liverpool City 17 miles via M62
 - Manchester Airport 20 miles via M56
 - Manchester City Centre 20 miles via M56
- (Distances quoted are approximate)

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 5.18m x 4.00m
- Study/Bedroom Three 4.88m x 2.60m
- Dining Kitchen 5.37m x 5.01m
- Utility Room 3.16m x 2.60m
- WC

FIRST FLOOR

- Landing
- Bedroom One 4.30m x 3.00m
- En-suite 1.90m x 1.70m
- Bedroom Two 4.70m x 2.60m
- Bedroom Four 3.10m x 2.70m
- Bedroom Five 2.70m x 2.60m
- Bathroom



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: D

Tenure: Freehold

(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



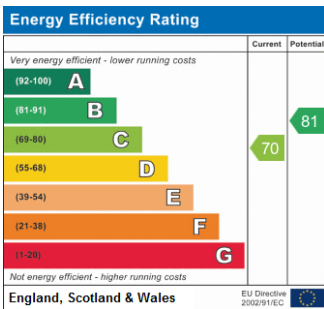
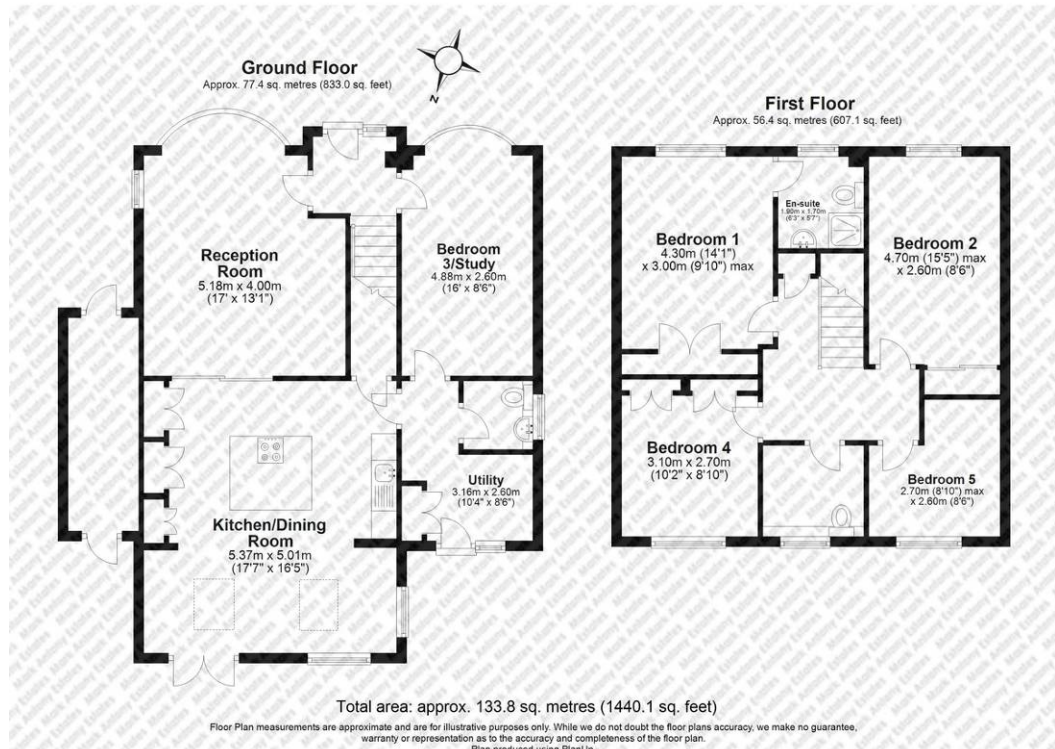






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VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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