



Marcross Close, Callands Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Freehold
- Detached Bungalow
- Substantial Plot
- Three Bedrooms
- Abundance Of Living Space
- Traditional Features
- Open-Plan Kitchen / Diner
- Two En-Suites
- Large Driveway
- Double Garage



DESCRIPTION

Situated in the sought-after location of Callands, we are pleased to bring to market this fabulous three bedroom detached bungalow for sale. Providing an abundance of living space and set on a substantial plot with a beautifully landscaped garden, viewings are highly recommended on this property.

Access into this charming home is through a large entrance hall, with solid oak flooring, leading through to a very large open-plan dining room / kitchen with full integrated appliances and breakfast bar for additional seating, spacious living room with a vaulted ceiling with exposed beams. Off the living room is a light and airy conservatory with access into the garden to the rear. The ground floor also accommodates three large sized bedrooms, two of which accommodate en-suites, and a contemporary family bathroom.



GARDEN

Sitting on substantial plot, this property accommodates plenty of outdoor space and privacy from surrounding properties. This beautifully landscaped L-shaped garden is mainly laid to lawn with trees surrounding the neighbouring properties and also includes a small pond, patio and decking area for entertaining family and guests. The front of the property accommodates parking for up to five cars with a double garage for additional storage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall 2.76m x 1.46m
- Lounge 5.96m x 3.26m
- Dining Room 2.95m x 6.32m
- Kitchen 2.91m x 3.58m
- Bedroom One 3.60m x 4.36m
- En-Suite 2.54m x 1.18m
- Bedroom Two 3.32m x 3.00m
- En-Suite 2.91m x 1.17m
- Bedroom Three 2.54m x 3.52m
- Bathroom 2.00m x 1.80m
- Conservatory 3.71m x 3.77m
- Garage 5.17m x 5.23m

SERVICES

- Gas Central Heating
- Mains Connected: Gas, Electric
- Drainage: Mains
- Broadband Availability: Up to 516Mb (Via Virgin Media)

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.

DISTANCES

- Gemini Retail Park 1.2 mile walk
- Gulliver's World Theme Park 1.7 miles
- Warrington Town Centre 4 miles
- Liverpool City Centre 18 miles via M62
- Manchester Airport 20 miles via M56
- Manchester City Centre 20 miles via M56
- Chester City Centre 25 miles via M56

(Distances quoted are approximate)



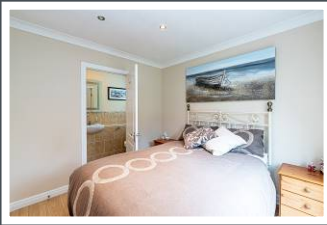
GENERAL INFORMATION

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.

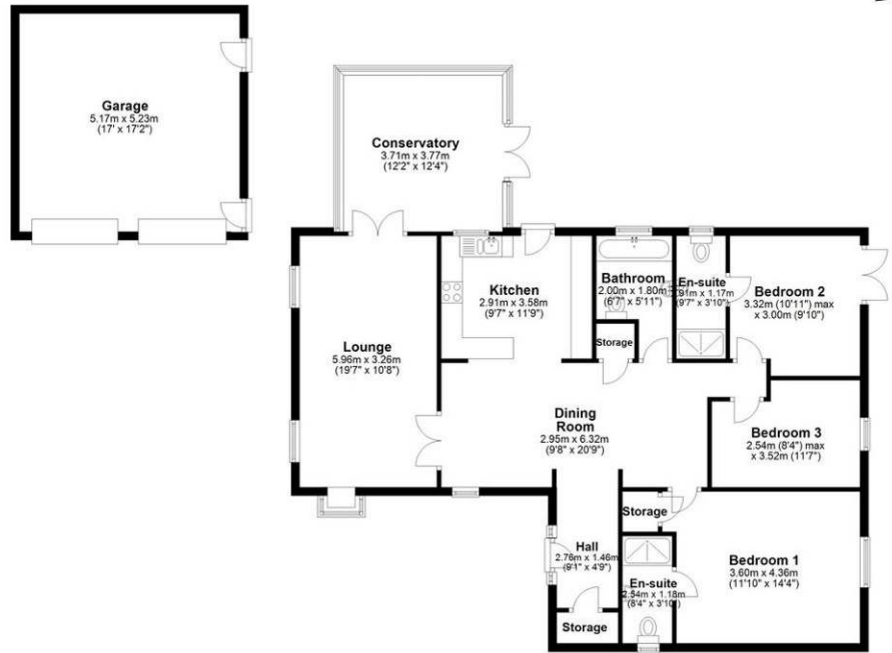




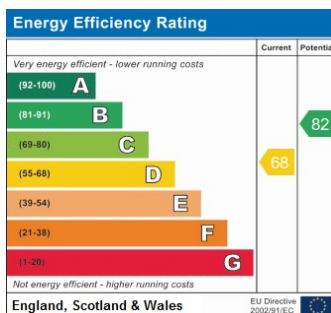
IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers 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.

Ground Floor
Approx. 147.9 sq. metres (1591.8 sq. feet)



Total area: approx. 147.9 sq. metres (1591.8 sq. feet)



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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