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Edward Gardens, Warrington, Cheshire

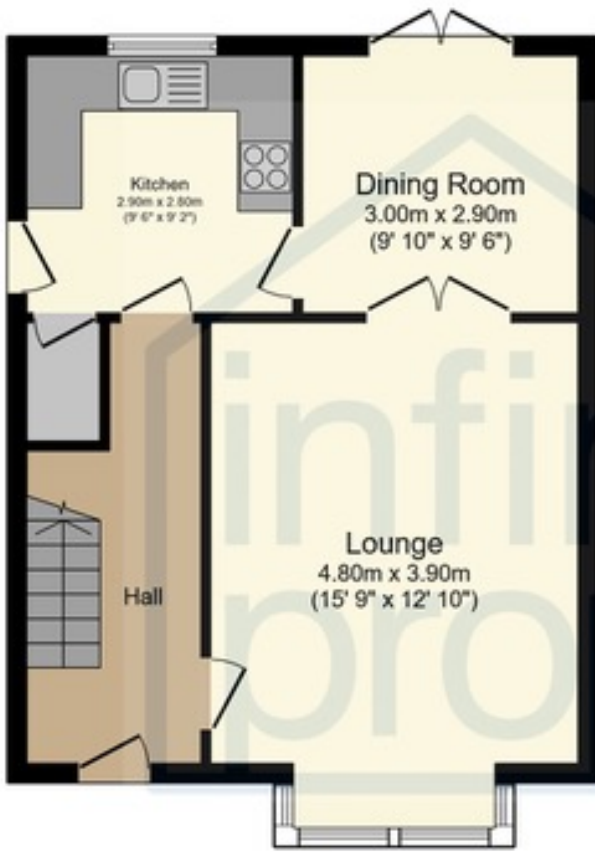
Asking Price **£350,000**



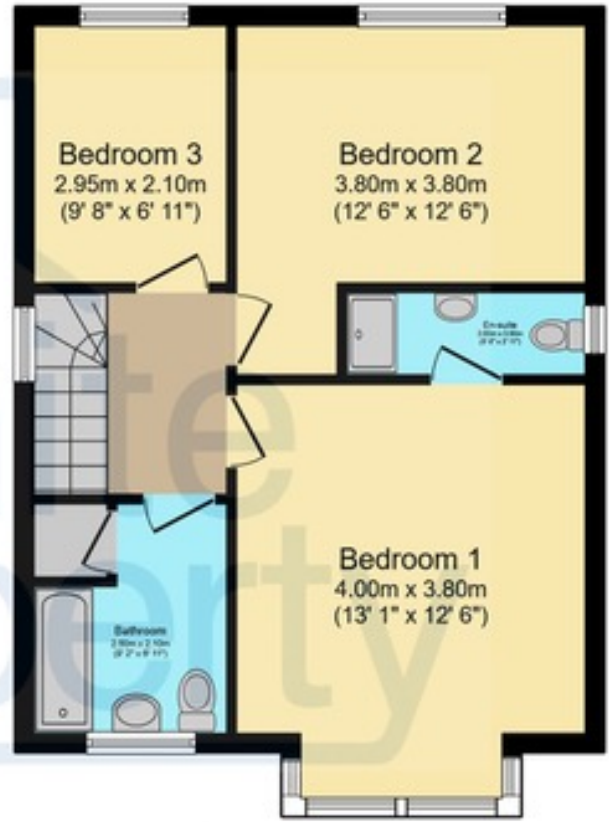
Built by Redrow Homes, this stunning 3 bedroom detached home is situated on a peaceful and sought after development. Neutrally decorated, this property offers a perfect blend of comfort and family living. Boasting two reception rooms, ideal for entertaining guests or creating separate living spaces, this home also features a modern kitchen with Neff oven and hob, complemented by shaker style cabinets. The property comprises three spacious bedrooms, 2 of which are large doubles, each with its own unique features. The master bedroom includes an en-suite bathroom, built-in wardrobes, and ample natural light, providing a luxurious retreat. Bedroom two offers generous space, while along with bedroom three it overlooks the beautiful 60ft rear garden, enhancing the tranquil ambiance of the home. The two bathrooms are designed to a high standard, with the first bathroom featuring built-in storage and a heated towel rail, and the second bathroom offering a refreshing rain shower experience. The entrance hallway and lounge both boast real wood floors, with the lounge benefiting from a large bay window. The rear reception room is carpeted and offers double doors out on to the patio. Additional features of this property include a detached garage with an electric roller door, a double drive with space to park numerous vehicles, well maintained front and rear gardens, adding to the overall charm and functionality of this delightful home. Being sold on a freehold basis.







Ground Floor



First Floor

Total floor area 95.5 m² (1,028 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



OPENING HOURS

Monday to Friday 9-5:30, Saturday 9 -2



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