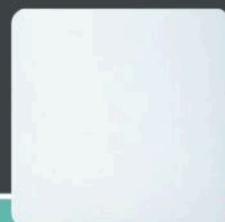


Waters Edge, Warrington

Two Bedrooms • Modern Décor Throughout • Parking • Sought-After Location • Close To Amenities • Ground Floor Position • Move In Ready • Beautiful Outlook • Spacious Interiors • Great Transportation Links



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

This beautifully presented two-bedroom ground-floor apartment is move-in ready and finished to a modern standard throughout. Designed with both comfort and practicality in mind, this property offers a bright and spacious lounge/diner with contemporary fittings and a clean, stylish aesthetic. The modern kitchen is fully equipped with sleek cabinetry and quality appliances, providing ample workspace for everyday meal preparation. Both bedrooms are generously sized with charming views of the Manchester Ship Canal. The property benefits from an abundance of well-designed storage cabinets thoughtfully integrated throughout the property, ensuring ease of living and a clean, uncluttered finish. This home concludes with a modern family bathroom. Positioned on the ground floor allows for easy access and convenience, making it ideal for a wide range of buyers. This apartment perfectly combines modern living, smart storage, and immediate comfort.



GARDEN:

To the side of the property, you will find a charming, low-maintenance stone-paved seating area, ideal for outdoor dining or relaxation.



LOCATION:

This urban sanctuary sits around Walton Gardens, home to 32 acres of beautiful parkland. Once home to the Greenall brewing magnates, Walton hall was originally built in 1938. The estate is now open to the public and houses plenty of family amenities, including a children's zoo and park. The area benefits from handy shops, cosy pubs and a golf course, making it an ideal rural suburb. Plus, Walton falls into the catchment for some of Warrington's most-highly regarded schools, making it a sought-after location for families.

GENERAL INFORMATION:

- › Council Tax band: C
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: B
- › EPC Environmental Impact Rating: B



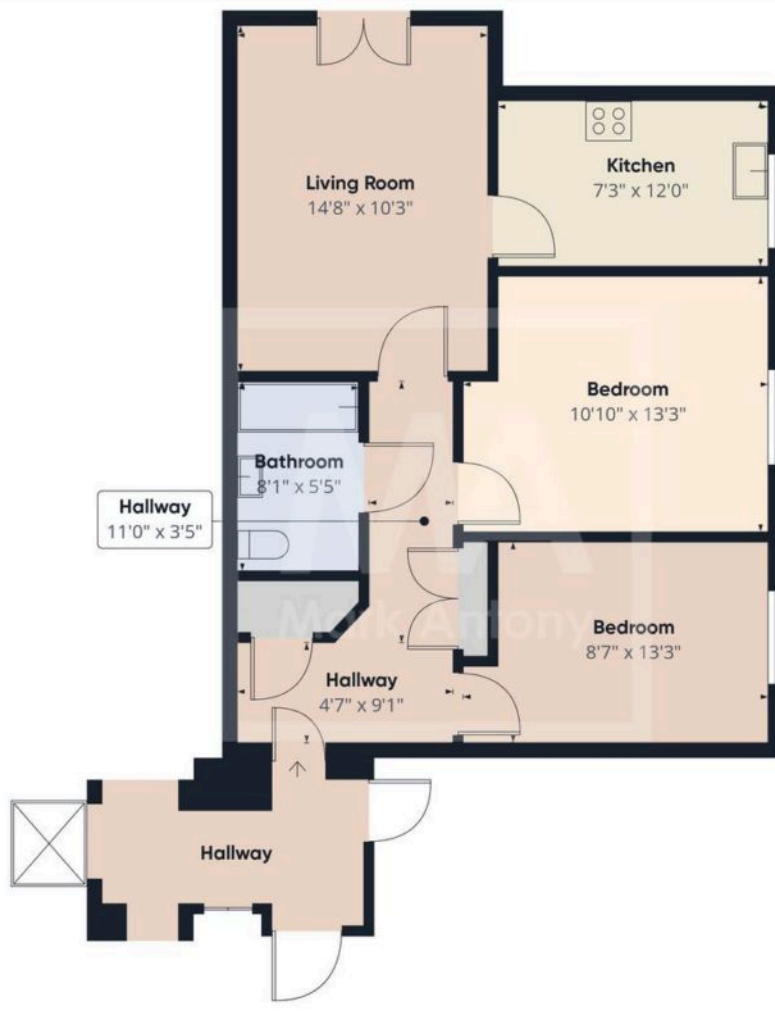




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Approximate total area⁽¹⁾
635 ft²

(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.

GIRAFFE360

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



Warrington's Highest Rated Agent

