

Bewsey Road, Warrington

Three Bedrooms • Freehold Title • Warrington Hospital Nearby • Great Transport Links • Allocated Parking •
Modern Kitchen/Diner • Close To Amenities • Two Bathrooms • Downstairs WC • Low Maintenance Garden



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Now available to view, we welcome this well-presented three-bedroom terrace to market! Entry to the property is granted via the hallway providing access to all areas of this home. To the right of the hallway you will find the lounge, a bright and inviting space filled with natural light and further enhanced by an attractive bay window, creating a warm and welcoming atmosphere. Adjacent to the lounge is the kitchen/diner, beautifully designed with a sleek, modern finish and integrated appliances to make everyday cooking effortless. The dining area is thoughtfully positioned within the kitchen, creating practical space for family meals. Located at the rear of the home, it enjoys pleasant views over the garden. The ground floor concludes with a handy pantry and WC. Upstairs, you will find three well proportioned bedrooms, with the master suite offering ample space for your furniture desires and an en-suite bathroom adding luxury to this space. The remaining bedrooms are served by a modern three-piece family bathroom, completing the upper floor accommodation.



GARDEN:

Both front and rear of this home benefit from a small lawn. The rear garden is designed for easy maintenance and features a combination of flagged patio and a small patch of grass. This practical outdoor space is ideal for relaxing, offering an easy-care layout that can be enjoyed year-round with minimal upkeep.

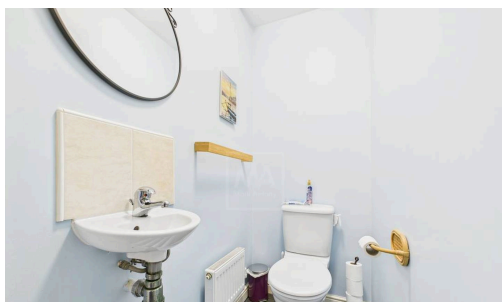


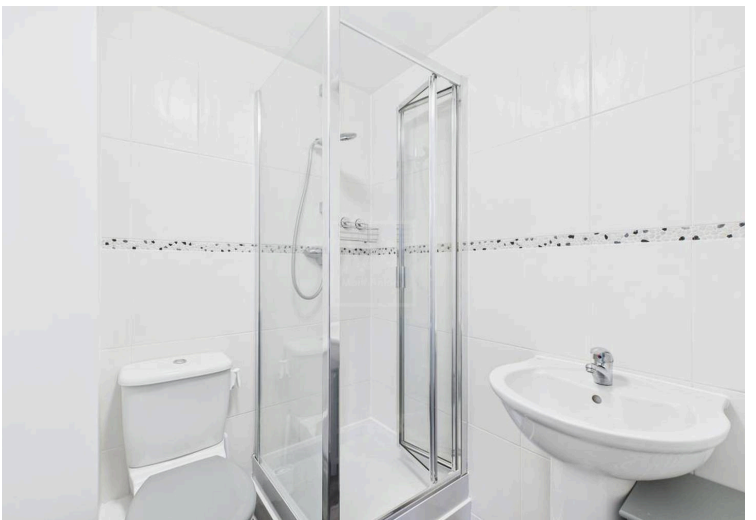
LOCATION:

Bewsey is within easy walking distance to Warrington Town Centre and both Bank Quay and Central train stations. Residents therefore have easy access to the great range of shops, bars and restaurants that the town has to offer. For families or households with dogs, Sankey Valley Park is just a short walk away and home to plenty of walking and cycling routes. There's also a BMX track, play areas and plenty of attractive spots for picnics. The M62 is under 3 miles away, making commuting to neighbouring towns and cities simple.

GENERAL INFORMATION:

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



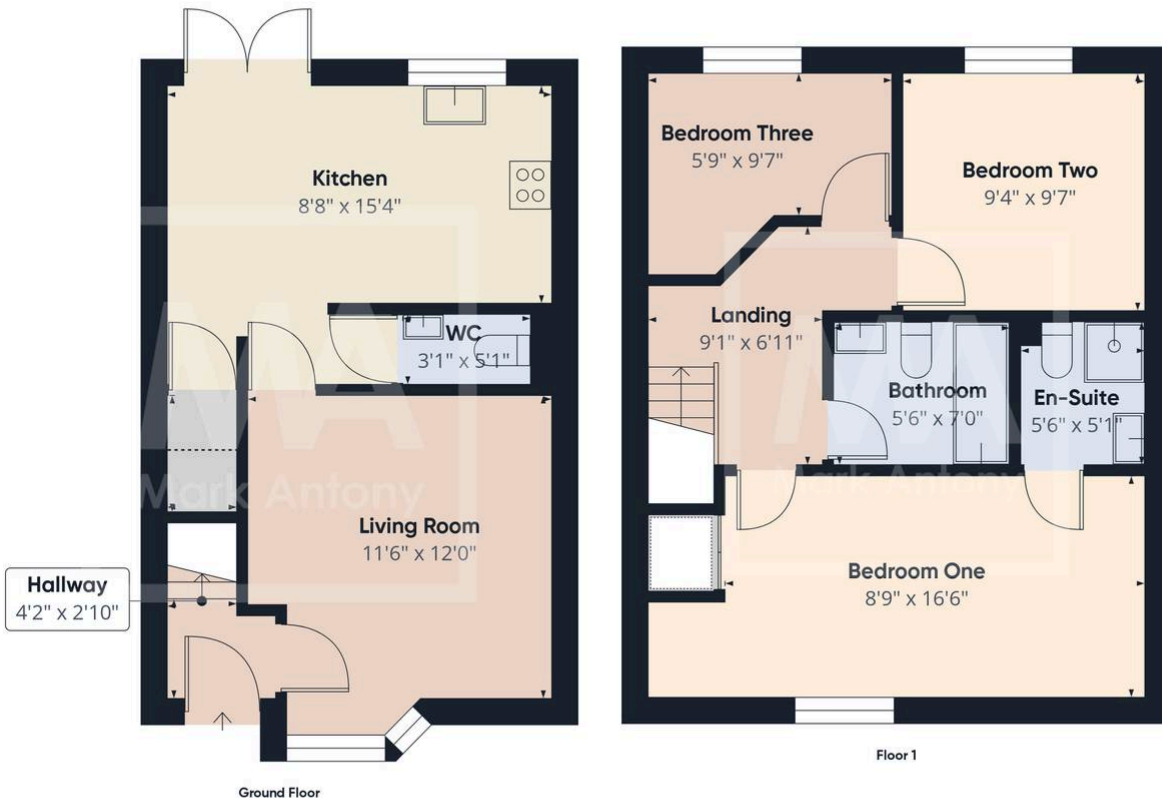




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Approximate total area^m
803 ft²

Reduced headroom
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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.



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