



## Penmark Close, Callands

Four Bedrooms • Two Bathrooms • Garage and Garden Room • Spacious Interiors • Cul-De-Sack Location • Driveway Parking • Close To Amenities • Close To Schools • Three Reception Rooms • Large Rear Garden



**Mark Antony**  
SALES & LETTING AGENTS





## INTERIOR:

We proudly welcome Penmark Close to the market. This impressive four-bedroom detached home offers an amazing opportunity for families seeking space, comfort, and future potential, all within a highly desirable location. The property boasts generous living accommodation throughout, thoughtfully designed for modern family life. A welcoming entrance hall leads to several well-proportioned reception rooms, ideal for both everyday living and entertaining. To the rear of the home, the main living spaces enjoy a bright and airy feel, with a large lounge featuring a stylish media wall.

Adjacent to this is the spacious kitchen, offering ample storage and workspace, integrated appliances, and the scope to personalise and create a true heart of the home. The ground floor concludes with a spacious garage perfect for storage and a handy WC. Upstairs, four generous bedrooms provide flexibility for growing families, or home working. These are complemented by a well-appointed family bathroom, while the master bedroom further benefits from fitted wardrobes and a modern en-suite.



## GARDEN:

To the rear of the property, you will find a large rear garden offering lush greenery all year round! The generous outdoor area provides plenty of room for children to play, summer gatherings, or simply relaxing in a private setting. A standout feature is the garden room, perfect for year-round use as a home office, gym, or entertaining space along with a practical lean-to storage cupboard located externally, ideal for garden tools and additional storage.



## LOCATION:

Callands is an attractive suburb, conveniently located three miles north of Warrington Town Centre. The area benefits from a range of great amenities, being so close to a supermarket, cinema and 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.

## GENERAL INFORMATION:

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:









Approximate total area<sup>m</sup>

1543 ft<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>

(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.