



Rylands Drive, Warrington Cheshire

No Onward Chain • Townhouse • Allocated Parking • Ample Downstairs Living • Four Bedrooms • Move In Ready • Close To Local Amenities • Master With En Suite • Excellent Location • Generous Garden



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Step inside via a bright and welcoming hallway that immediately sets the tone for this beautifully presented home. From here, you are led into the spacious lounge, where a large window floods the room with natural light, creating a warm and inviting atmosphere. To the rear of the property, the ground floor opens up into a superb open-plan kitchen and dining area. The kitchen is thoughtfully designed with a range of integrated appliances, generous worktop space, and ample storage, making it both stylish and practical. The adjoining dining area is perfectly positioned for everyday family living as well as entertaining guests. Further enhancing the living space is a generous conservatory, enjoying an abundance of natural light through its many windows and offering lovely views over the garden. This versatile space serves perfectly as a second reception room.



Upstairs, the first floor offers three well-proportioned bedrooms, all thoughtfully laid out, alongside a modern three-piece family bathroom. Occupying the top floor, the principal bedroom is a true standout feature. This light-filled retreat benefits from built-in wardrobes and a private en suite, adding a touch of luxury and privacy to this impressive home.

EXTERIOR

To the rear, the garden is made up of a low maintenance patio with a perfect private positioning. The stylish outdoor entertaining area offers a perfect blend of comfort and character, ideal for year-round enjoyment. Set beneath a covered structure, the space features a pitched roof with integrated lighting and a ceiling-mounted heater, creating a cosy and inviting atmosphere even on cooler evenings. At the heart of the space is a contemporary seating arrangement with the addition of a bespoke bar area. The property also benefits from a low maintenance front garden whilst the rear offers allocated parking.



LOCATION

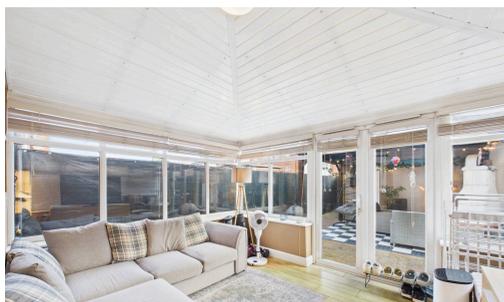
This property is an area of Warrington located within walking distance to the Town Centre. Warrington's Golden Square Shopping Centre hosts a large number of high street branded stores and restaurants. There are also several supermarkets close by to choose from including Asda and Sainsburys. Warrington Central and Bank Quay Train Stations are within walking distance providing easy access to towns and cities thorough the UK.

GENERAL INFORMATION

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C







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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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