



Causeway Avenue, Warrington,



Asking Price Of

£190,000



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Victorian Terrace
- Character Property
- Three Bedrooms
- Two Reception Rooms
- Sought After Location
- No Chain
- Modern Kitchen
- Contemporary Bathroom
- Family Home
- Attractive Rear Yard



DESCRIPTION

A wonderful Victorian terrace property in a sought after area near to Warrington town centre and within walking distance of the popular village of Stockton Heath. This gorgeous home is full of character and charm and has original features throughout. With three bedrooms, two reception rooms, a modern kitchen and a family bathroom this really is an attractive property in a desired location.

To the ground floor the spacious lounge has a stunning feature fireplace and leads into the dining room, here you will find access to the rear yard and access to the modern kitchen, you also have the added benefit of a utility room. To the first floor there are three good sized bedrooms and a contemporary family bathroom.

THE GARDENS

To the rear there is an attractive yard surrounded by brick walls and mature shrubs perfect for alfresco dining, there is also the benefit of a storage shed. The front of the property has a low maintenance garden.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.6m x 3.8m
- Dining Room 5.0m x 4.0m
- Kitchen 3.3m x 3.0m
- Utility Room 2.1m x 3.0m

FIRST FLOOR

- Landing
- Master Bedroom 4.0m x 5.1m
- Bedroom Two 4.2m x 3.2m
- Bedroom Three 3.3m x 3.0m
- Bathroom 2.1m x 2.0m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 76Mb (Via Sky)



LOCATION

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Chester. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.



DISTANCES

- Warrington Town Centre 10 minute walk
- Stockton Heath 10 minute walk
- Manchester Airport 15 miles via M56
- Chester City Centre 21 miles via M56
- Liverpool City Centre 21 miles via M62
- Manchester City Centre 22 miles via M62

(Distances quoted are approximate)

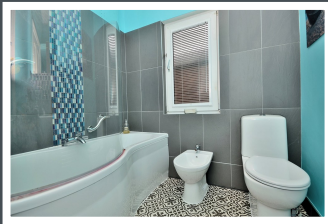
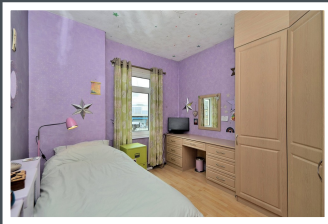
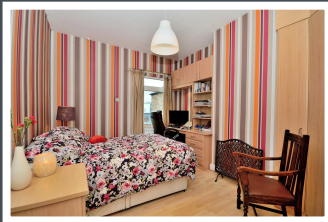
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: B
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





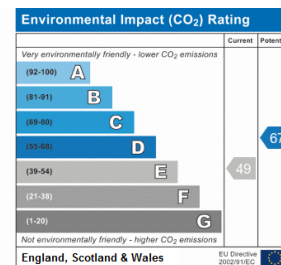
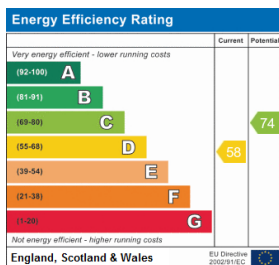
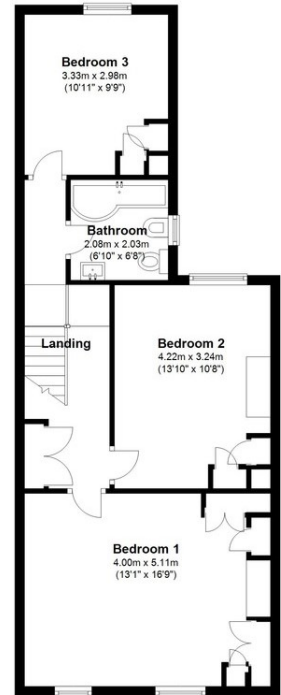
IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.

Ground Floor
Approx. 61.3 sq. metres (659.5 sq. feet)



First Floor
Approx. 59.2 sq. metres (637.1 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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