



## Partington Square, Swans Reach, Sandymoor, Cheshire



Asking Price Of  
**£150,000**



mark antony  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Coach House Apartment
- Modern Family Bathroom
- Popular Location
- Garage
- Open Plan Living Room
- Private Entrance
- Separate Kitchen
- Utility Room
- Two Double Bedrooms
- EPC Rating: C



## DESCRIPTION

A wonderful coach house apartment located on the popular David Wilson Homes "Swans Reach" development. This stunning apartment with your own private entrance has a lovely open plan lounge with dining area, separate modern kitchen, family bathroom, two double bedrooms, garage and utility room.

This attractive apartment has been thoughtfully designed with modern living in mind with a separate kitchen this delightful property is perfect for entertaining.



## EXTERNALLY

This charming apartment has the added benefit of your own private entrance. There is also a garage with driveway and utility room.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Utility
- Garage 5.6m x 3.1m

### FIRST FLOOR

- Landing
- Lounge / Dining Room 5.2m x 3.9m
- Storage
- Kitchen 2.1m x 2.3m
- Bedroom One 2.8m x 3.6m
- Bedroom Two 2.3m x 3.6m
- Bathroom 1.9m x 1.9m

## SERVICES

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





## LOCATION

Swans Reach has been built with modern life in mind featuring a range of homes and apartments located just outside the historic town of Runcorn. Each home has been built with a stylish finish and is ideal for entertaining friends. What's more, there are long peaceful walks along the Bridgewater Canal, just around the corner. The development is ideally located for Warrington and Runcorn with excellent commuter links to the M6.

## DISTANCES

- Runcorn East Train Station 3.1 miles
- Stockton Heath 4 miles
- Runcorn Town Centre 4 Miles
- Warrington Town Centre 7 miles
- Liverpool Airport 11 miles via M62
- Manchester Airport 20 miles via M56
- Chester City Centre 20 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Halton 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.



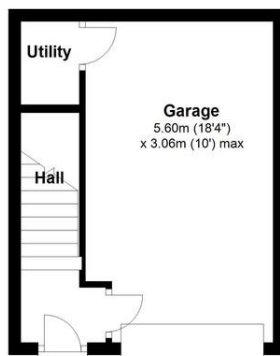
### IMPORTANT NOTICE:

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.

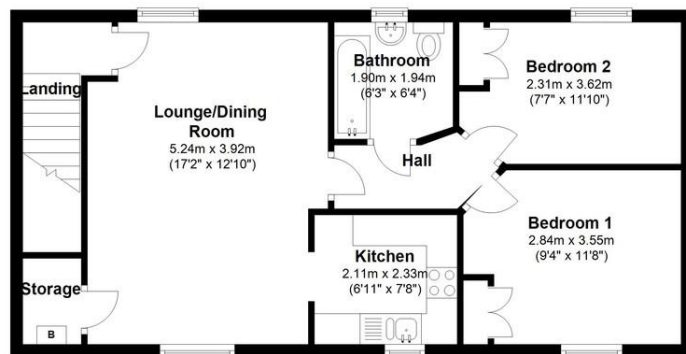
### Ground Floor

Approx. 21.3 sq. metres (229.4 sq. feet)

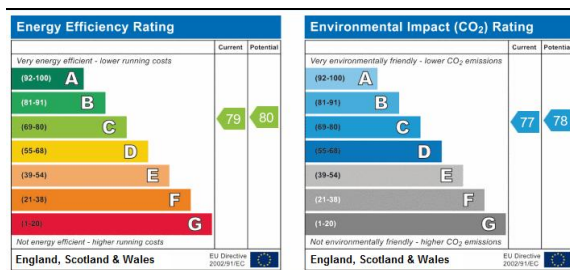


### First Floor

Approx. 56.2 sq. metres (605.2 sq. feet)



Total area: approx. 77.5 sq. metres (834.6 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



mark antony

SALES & LETTING AGENTS

82 London Road, Stockton Heath, Warrington  
Office@MarkAntonyEstates.com  
www.MarkAntonyEstates.com

Tel: **01925 267070**