



# Powder Mill Road, Edgewater Park, Warrington,



Asking Price Of  
**£175,000**



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SALES & LETTING AGENTS



## HIGHLIGHTS

- Modern Town House
- Three Bedrooms
- En-Suite
- Contemporary Kitchen
- Popular Location
- Utility Room
- Beautiful Garden
- Allocated Parking
- Juliette Balcony
- Set Over Three Stories



## DESCRIPTION

A modern town house in the popular location of Edgewater Park. This stunning home set over three stories has three bedrooms with an en-suite to the master, a contemporary kitchen/diner, a spacious lounge with a Juliette balcony and a three piece family bathroom. With allocated parking this really is a wonderful home in a sought after area.

To the ground floor there is a good sized kitchen/dining room with the benefit of a utility room and a ground floor WC. To the first floor you will find a spacious lounge with French doors and a Juliette balcony and the third bedroom. To the second floor there is the master bedroom with an en-suite, the second bedroom with storage cupboards and a modern family bathroom.

## GARDENS

To the rear of the property there is a delightful garden surrounded by fencing with an area laid to lawn and a patio area perfect for relaxing on a summers night. There is also the benefit of a storage shed. There is gated access to the rear of the property leading to the allocated parking.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Kitchen/Dining Room 6.9m x 3.0m
- Utility Room 1.4m x 1.6m
- WC 1.1m x 1.6m

### FIRST FLOOR

- Landing
- Lounge 3.8m x 3.9m
- Bedroom Three 3.0m x 2.0m

### SECOND FLOOR

- Landing
- Master Bedroom 2.7m x 3.0m
- En-Suite
- Bedroom Two 2.2m x 3.0m
- Bathroom 1.9m x 2.0m

## SERVICES

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



## LOCATION

Edgewater Park is a new development by the well-established Morris Homes. Predominantly residential you will find a mixture of apartments, townhouses and detached family homes. Within a short walking distance there is easy access to the Trans Pennine Trail and local parks to enjoy walks and bike rides. This area offers a good selection of local primary and secondary schools. Just 2 miles from Warrington town centre and minutes from Grappenhall, Stockton Heath and Lymm. Also, there is easy access to the M6 and M56 motorway.

## DISTANCES

- Latchford Village 0.5 mile walk
- Stockton Heath Village 2 miles
- Warrington Town Centre 2 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 22 miles via M56
- Chester City Centre 23 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Tax Band:** C

**Ground Rent:** £110 per annum

**Service Charges:** £250 per annum

**Tenure:** Leasehold  
(to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

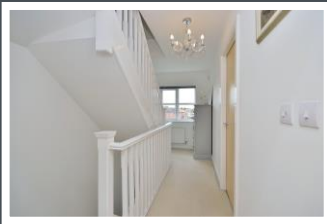
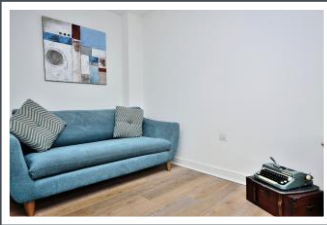
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



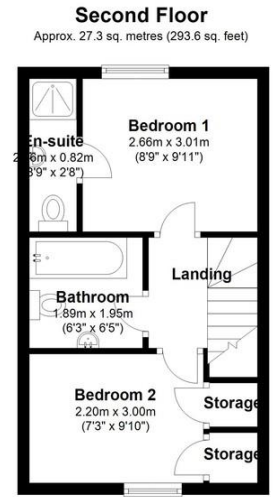
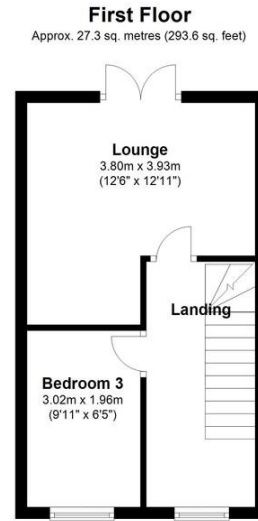
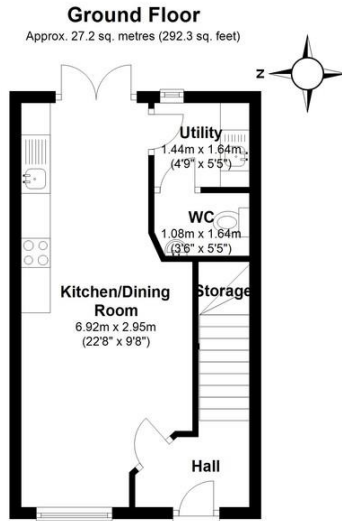
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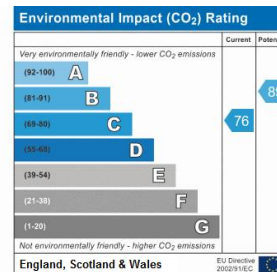
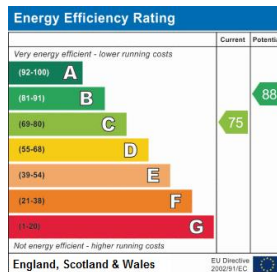




general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing 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.



Total area: approx. 81.7 sq. metres (879.6 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



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