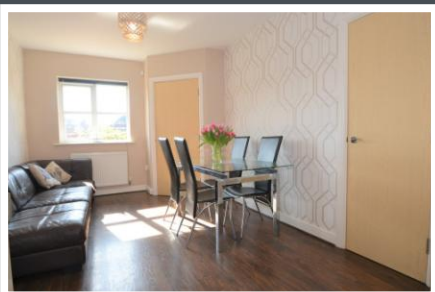




Adamson Close, Edgewater Park Warrington, Cheshire



Asking Price Of

£159,950



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Modern Town House
- Three Bedrooms
- Contemporary Kitchen/Diner
- Utility Room
- Modern Bathroom
- En-suite Bathroom
- Sought After Location
- Low Maintenance Garden
- Gas Central Heating
- EPC Rating: C



DESCRIPTION

A wonderful 3 bed property in excellent condition with views over the picturesque bowling green to the front. This town house is set over three floors and includes master bedroom with en-suite, contemporary kitchen/diner with patio doors leading out to the garden and a modern family bathroom. The property also benefits from a utility room, ground floor W.C. and Juliette balcony in the living room.

Situated in the highly sought after location of Edgewater Park there is an enclosed low maintenance garden at the rear and allocated parking. This property is a perfect home for families or first time buyers.

SERVICES

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



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Dining Kitchen 7.0m x 3.0m
- Utility Room 1.8m x 1.5m
- WC

FIRST FLOOR

- Landing
- Lounge 4.0m x 3.8m
- Bedroom Three 3.2m x 2.0m

SECOND FLOOR

- Landing
- Bedroom One 3.0m x 2.8m
- Ensuite 2.8m x 1.0m
- Bedroom Two 3.0m x 2.3m
- Bathroom 1.9m x 1.9m
- Storage

THE GARDENS

At the rear of the property is a low maintenance paved garden.



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 easy access to the M6 and M56 motorway.

DISTANCES

- Latchford Village 0.5 mile walk
- 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



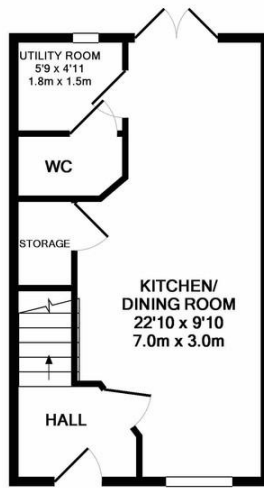
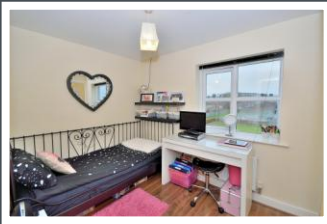
GENERAL INFORMATION

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

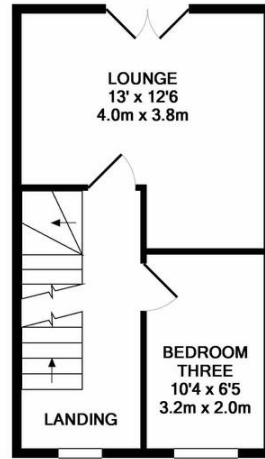
Contents, Fixtures and Fittings

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

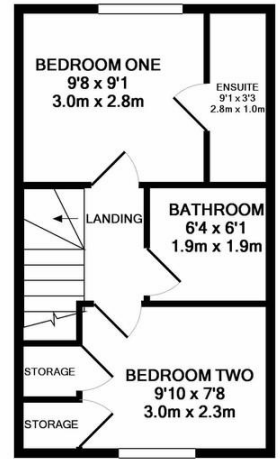




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		80	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		78	79
EU Directive 2002/91/EC			

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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SALES & LETTING AGENTS

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