



# Causeway Avenue, Warrington, Cheshire



Asking Price Of  
**£190,000**



mark antony

SALES & LETTING AGENTS

## HIGHLIGHTS

- End Terrace
- Enclosed Garden
- Victorian Home
- Garage
- Three Bedrooms
- Bi-Folding Doors
- Two Reception Rooms
- Spacious Bathroom
- Sought After Location
- Contemporary Kitchen



## DESCRIPTION

An attractive Victorian end terrace property in a sought after area near to Warrington town centre and within walking distance of the popular village of Stockton Heath. This beautiful home has three bedrooms, two reception rooms, a spacious kitchen/diner and a four piece family bathroom. With the added benefit of a garage this really is a wonderful home in a popular location.

To the ground floor you will find a cosy lounge with a gas fire and a large bay window, there is a spacious family room with access to the modern kitchen/diner which features bi-folding doors leading out to the garden, there is also the benefit of a WC. To the first floor there are three good sized bedrooms with built in wardrobes to the master and a modern four piece family bathroom.

## GARDENS

To the rear of the property there is a delightful yard with luxury artificial grass and a decked area perfect for summer dining. To the front there is a low maintenance yard. You will also find a garage with access from the street and the rear garden.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 4.0m x 4.8m
- Family Room 4.3m x 3.7m
- Dining Kitchen 5.3m x 2.8m
- Garage 3.0m x 5.7m
- WC

### FIRST FLOOR

- Landing
- Master Bedroom 4.0m x 4.8m
- Bedroom Two 4.3m x 2.9m
- Bedroom Three 3.1m x 2.0m
- Bathroom 2.4m x 2.8m

## 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)



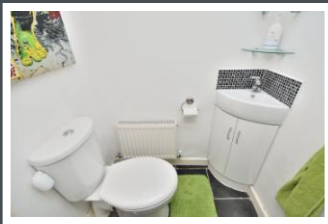
## GENERAL INFORMATION

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

### Contents, Fixtures and Fittings

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





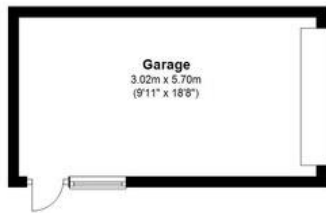
### IMPORTANT NOTICE:

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.

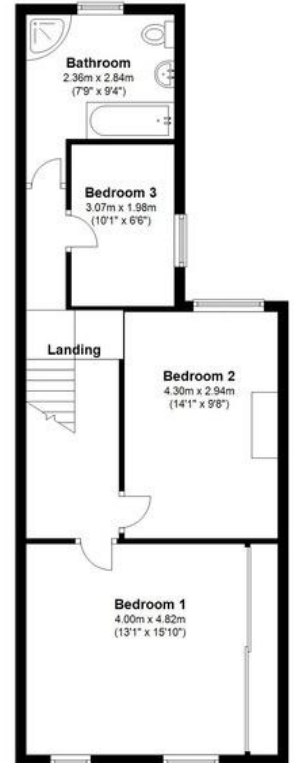
### Ground Floor

Approx. 58.1 sq. metres (625.2 sq. feet)

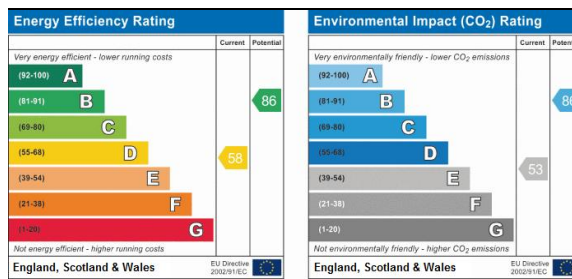


### First Floor

Approx. 56.3 sq. metres (605.8 sq. feet)



Total area: approx. 114.4 sq. metres (1231.0 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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