




LOVE
YOUR NEXT
MOVE

Newbridge Close, Callands Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- ❑ No Chain
- ❑ Family Home
- ❑ Four Bedrooms
- ❑ Two Reception Rooms
- ❑ Spacious Lounge
- ❑ Desirable Location
- ❑ Freehold
- ❑ Close to Schools
- ❑ Large Private Garden
- ❑ Close to Local Amenities

DESCRIPTION

With no onward chain, we present this spacious four bedroom detached home situated within the desirable location of Callands. Boasting a large lounge, open plan kitchen/diner and a gorgeous garden. Being within close distance to the local schools and amenities this home is perfect for the growing family.

Access into this spacious home is via the hallway. From here you are able to access the large lounge featuring a beautiful mantle piece and celebrates an archway which leads into the light and airy dining room. Following the natural flow of this home the kitchen is accessible through the dining room along with a separate utility and downstairs WC. To the first floor the galleried landing presents you with four good sized bedrooms and a shower room. Bedrooms one, two and four benefit from built in wardrobes whilst bedroom one boasts an en-suite.

GARDEN

Sitting on a great sized plot, this property enjoys an enviable position. There is a generous sized private garden to the rear which has been paved and finished to an immaculate standard. Boasting a patio area and lots of space for gathering family and friends. To the front is a driveway suitable for multiple cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 5.04m x 3.99m
- Dining Room 3.10m x 5.12m
- Kitchen 4.51m x 2.58m
- Utility Room 3.10m x 2.55m
- WC 1.26m x 1.51m

FIRST FLOOR

- Landing
- Bedroom One 4.60m x 3.24m
- En-suite 1.89m x 1.69m
- Bedroom Two 4.07m x 2.64m
- Bedroom Three 3.08m x 2.86m
- Bedroom Four 2.07m x 2.61m
- Shower Room 1.86m x 2.20m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 36Mb (Via Sky)

LOCATION

Callands is an attractive suburb, conveniently located three miles north of Warrington Town Centre. The area is set within landscaped parkland and neighbours Sankey Valley Park, meaning there are plenty of walking and cycling routes; perfect for families and dogs. The area benefits from a range of great amenities, being so close to a supermarket, cinema and the recently developed Junction 9 retail park. It's also just a stone's throw away from Gemini Park, home to high street superstores including Marks and Spencer, Next and Ikea. Callands is a popular area, thanks to its selection of high achieving primary and secondary schools. It is also within close proximity to the regional motorway network, providing easy access to Manchester and Liverpool.

DISTANCES

- Gemini Retail Park 15 minute walk
- Gulliver's World Theme Park 5 minute drive
- Warrington Town Centre 3 miles
- Liverpool City Centre 17 miles via M62
- Manchester Airport 22 miles via M56
- Manchester City Centre 22 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

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

Contents, Fixtures and Fittings

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

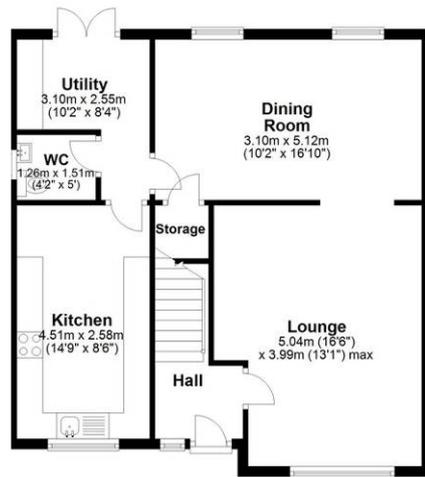




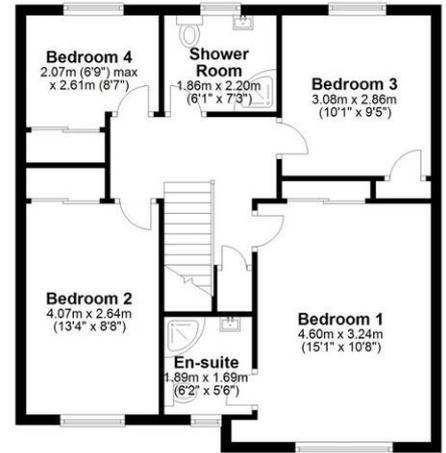
IMPORTANT NOTICE:

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.

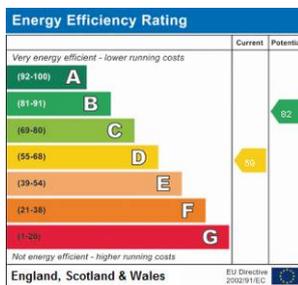
Ground Floor
Approx. 61.7 sq. metres (663.7 sq. feet)



First Floor
Approx. 62.4 sq. metres (671.4 sq. feet)



Total area: approx. 124.0 sq. metres (1335.1 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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