



Causeway Avenue, Warrington

Three Bedrooms • Modern Throughout • Traditional Features • Move In Ready Feel • No Onward Chain • Freehold Title • Great Transportation Links • Close To Amenities • Close To Shops • Bright and Airy

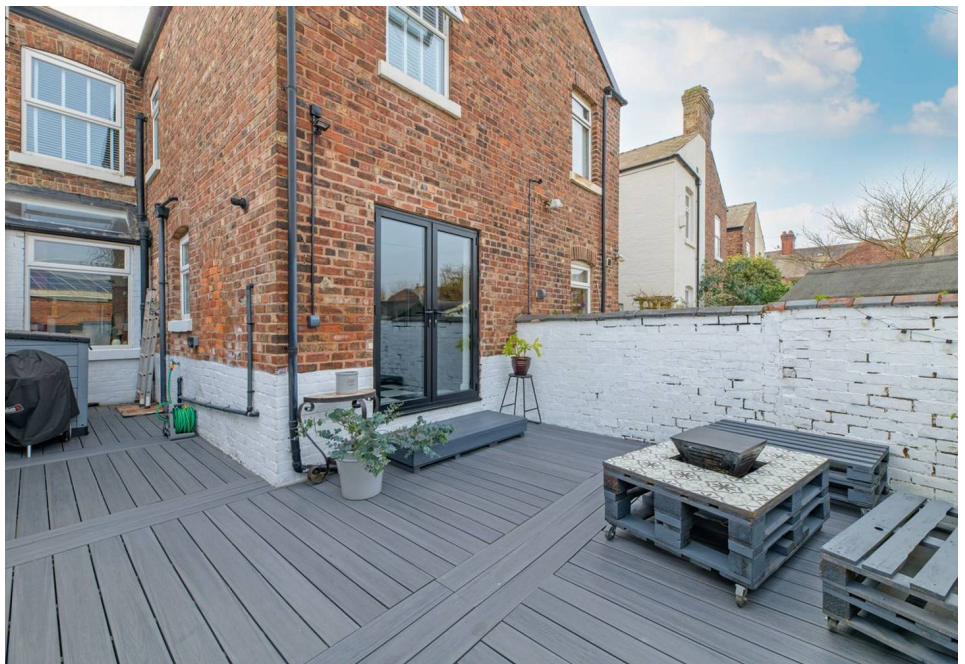


Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Offered for sale with no onward chain, this fantastic home is perfectly suited to first-time buyers, young families or investors looking to purchase within a highly sought-after and well-connected location. To the front of the property, a bright and spacious lounge is centred around a charming bay window, flooding the room with natural light and creating a warm and inviting living space. An electric fire provides a cosy focal point, making it the perfect place to unwind after a long day. Beyond the lounge sits a generous dining room overlooking the rear garden, offering an ideal setting for family meals, entertaining guests or simply enjoying a quieter moment with views of the outside space. Undoubtedly the heart of the home is the stunning breakfast kitchen. Recently renovated, it features sleek dark cabinetry, warm wooden worktops and striking chequered flooring that perfectly balances style and practicality. With plenty of workspace and integrated appliances, it's a room designed to be used and enjoyed every day. A convenient ground floor WC completes the accommodation on this floor.

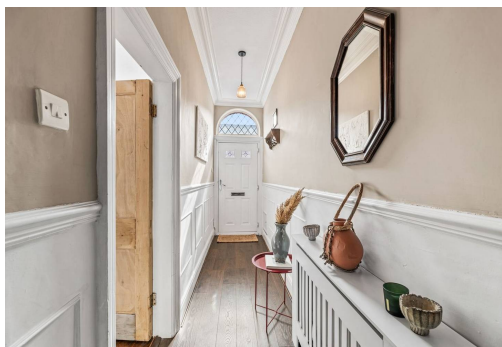


Upstairs, you'll find three excellent-sized bedrooms, each offering comfortable and versatile living space, alongside a modern family bathroom finished in a contemporary style.

Homes with this much personality rarely come to market. Stylish, spacious and ready to move into, this is a property that deserves to be viewed to fully appreciate everything it has to offer!

GARDEN:

Externally, the property benefits from a private, low-maintenance rear garden, thoughtfully designed with attractive wooden patio tiling to create the perfect spot for outdoor dining, summer entertaining or simply relaxing in the sunshine.



LOCATION:

This property is in an extremely popular location between Warrington and Stockton Heath. Ideally positioned for commuters and families alike, the property enjoys easy access to major road links, local train stations, reputable primary and secondary schools, shops and everyday amenities. Warrington Town Centre is within easy reach, offering an excellent range of shopping facilities, restaurants, bars and supermarkets. For those who enjoy the outdoors, picturesque walks along the Manchester Ship Canal are just a short stroll away.

GENERAL INFORMATION:

- › Council Tax band: B
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: D







VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.

Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.

Items may be available under separate negotiation.