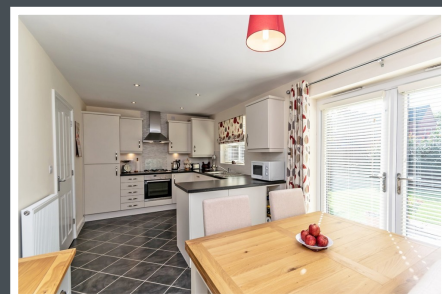




# Edgewater Place, Edgewater Park Warrington, Cheshire



mark antony  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Sought After Location
- Three Bedrooms
- Detached Family Home
- En-suite to Master Bedroom
- Spacious Lounge
- Delightful Garden
- Modern Kitchen/Diner
- Garage
- Downstairs WC
- Driveway Parking



## DESCRIPTION

A beautiful modern detached property in the highly sought after location of Edgewater Park. This fantastic family home has three bedrooms, with en-suite to master, and an abundance of living space for a growing family. There is a stunning garden to the rear, driveway parking and a detached garage.

Access into this wonderful home is into a welcoming hallway leading to a bay fronted lounge and a stylish open plan kitchen / diner. There is also a downstairs WC. To the first floor there are three bedrooms, with en-suite to master, and a modern family bathroom.



## GARDENS

To the rear of the property there is a gorgeous garden which is mainly laid to lawn and has a lovely patio area, perfect for alfresco dining. To the front of the property there is driveway parking leading to a detached garage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 4.80m x 3.10m
- Dining Kitchen 2.86m x 5.79m
- WC

### FIRST FLOOR

- Landing
- Bedroom One 3.55m x 3.14m
- En-suite 0.88m x 2.35m
- Bedroom Two 3.20m x 3.14m
- Bedroom Three 2.92m x 2.59m
- Bathroom 1.70m x 2.59m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)



## LOCATION

Close to the banks of The Manchester Ship Canal, Edgewater Park is located in the leafy outskirts of Warrington. This sought after development offers a variety of properties including apartments, townhouses and larger family homes. Edgewater Park is just a short walk away from the great amenities Latchford village has to offer, including a supermarket, post office and plenty of independent boutiques. The Trans Pennine Trail is also close by; perfect for walks and cycling. Stockton Heath and Warrington Town Centre are both just a short drive away, meaning residents are spoilt for choice when it comes to shopping and dining out. There is a range of great schools close by and residents benefit from being in close proximity to the M6 and M56 motorways.

## DISTANCES

- Stockton Heath 2 miles
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Liverpool City Centre 21 miles via M62
- Manchester City Centre 22 miles via M56
- Chester City Centre 22 miles via M56



## GENERAL INFORMATION

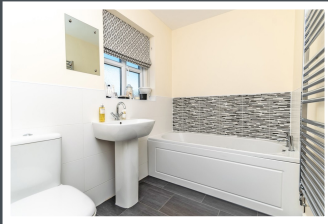
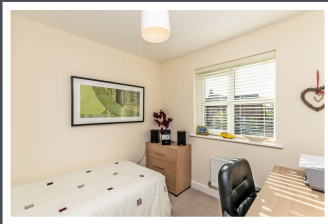
**Local Authority:** Warrington Borough Council  
**Council Tax Band:** C  
**Ground Rent:** £400 per annum  
**Service Charges:** £110 per annum  
**Tenure:** Leasehold  
(to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

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

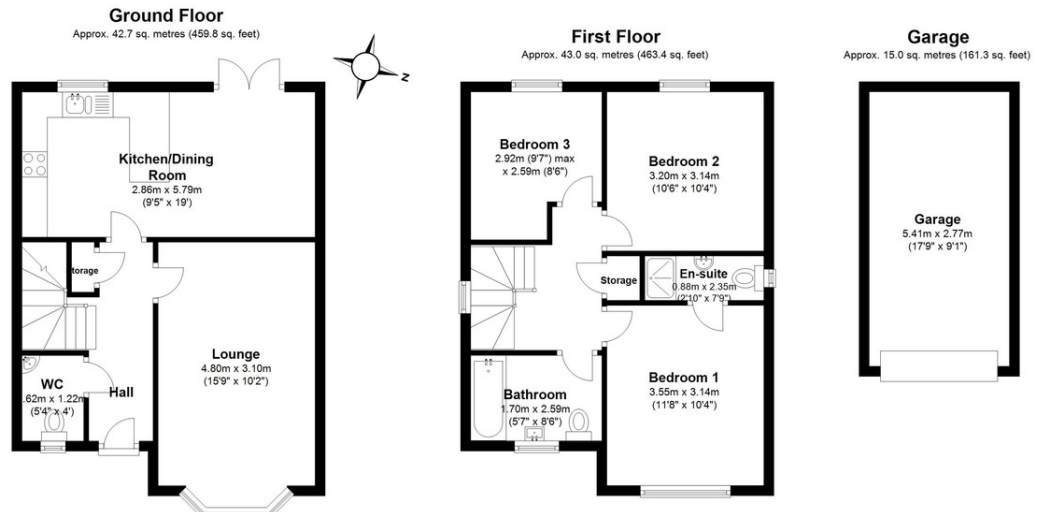




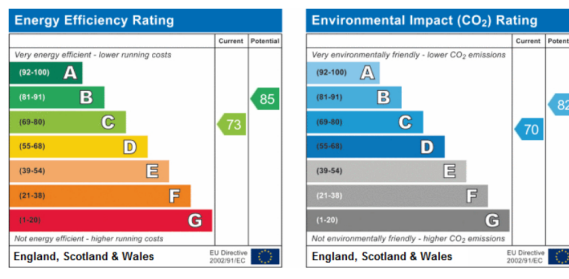


### IMPORTANT NOTICE:

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.



Total area: approx. 100.8 sq. metres (1084.5 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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