



Gilbert Drive, Edgewater Park Warrington, Cheshire



mark antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Modern Family Home
- Beautifully Presented
- Sought After Location
- Detached Property
- Four Bedrooms
- En-suite to Master
- Stunning Kitchen/Diner
- Utility
- Bay Fronted Lounge
- Garage



DESCRIPTION

A beautiful detached property situated within the highly sought after Edgewater Park development. This gorgeous home has four bedrooms and an abundance of living space making it a perfect family home. With Stockton Heath on the doorstep and fantastic motorway links, this really is a property not to be missed.

Access into this lovely property is into a welcoming hallway leading to a bay fronted lounge, stylish kitchen/dining room, utility and downstairs WC. To the first floor there are four bedrooms, with en-suite to master and a fantastic family bathroom.

GARDENS

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



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.46m x 3.36m
- Dining Kitchen 4.08m x 5.20m
- Utility Room 1.95m x 1.78m
- WC

FIRST FLOOR

- Landing
- Bedroom One 3.12m x 4.43m
- En-suite 1.17m x 2.30m
- Bedroom Two 3.71m x 2.65m
- Bedroom Three 3.06m x 2.25m
- Bedroom Four 3.00m x 2.65m
- Bathroom 1.99m x 2.03m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 362Mb (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

- Latchford Village 0.5 miles
- Stockton Heath 2 miles
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Liverpool City Centre 22 miles via M6
- Manchester City Centre 22 miles via M56
- Chester City Centre 22 miles via M56

(Distances quoted are approximate)



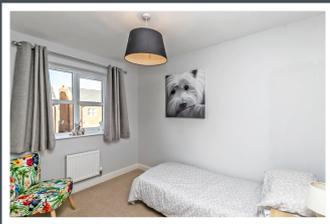
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: D
Ground Rent: £400 per annum
Service Charges: £120 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.



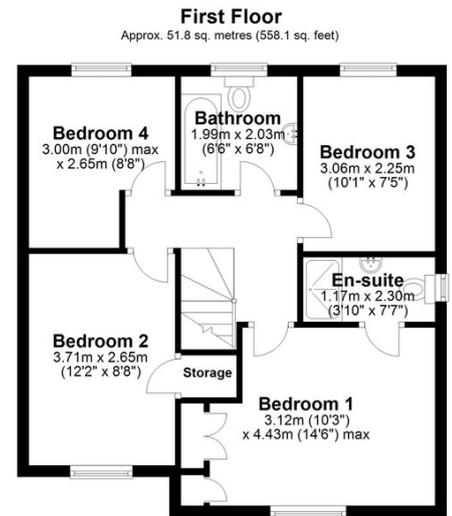
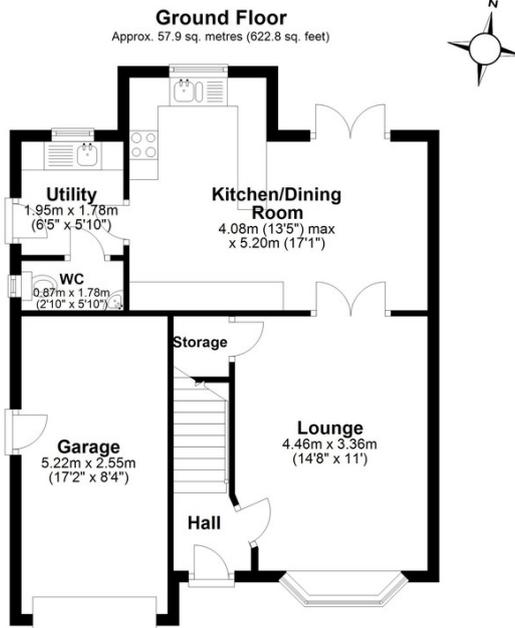


IMPORTANT NOTICE:

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.



mark antony
SALES & LETTING AGENTS



Total area: approx. 109.7 sq. metres (1180.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		73	85
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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			
		71	82
England, Scotland & Wales		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

82 London Road, Stockton Heath, Warrington
Office@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: **01925 267070**