



St. John Avenue Warrington

Semi Detached Bungalow • Spacious Driveway • New Combi Boiler • Detached Garage • Neutral Décor Throughout • Spacious Kitchen/Diner • Bright and Airy Throughout • Close To Amenities • Great Transport Links Nearby • Perfect For Downsizers



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

This beautifully presented two-bedroom semi-detached bungalow offers stylish, modern living with a bright and welcoming feel throughout. Positioned at the front of the home is a spacious lounge, flooded with natural light to create a bright and welcoming atmosphere. An electric fireplace provides a charming focal point, adding warmth and character while offering the perfect setting for relaxing or enjoying cosy evenings with family and friends. The property features a contemporary kitchen/diner positioned to the rear of the home, beautifully fitted with modern white cabinetry, sleek black worktops, and a range of integrated appliances. Offering ample storage and preparation space, this bright and practical room is ideal for both everyday meal preparation and family dining. Both bedrooms are generously proportioned and beautifully presented, offering comfortable and versatile accommodation. The principal bedroom provides a peaceful retreat, while the second bedroom is well suited for guests, family members, or flexible everyday living.

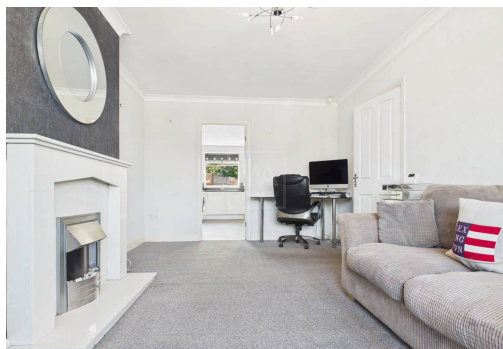


Completing the accommodation is a bright conservatory overlooking the rear garden, providing a peaceful space to relax or entertain while enjoying an abundance of natural light. A modern family bathroom, finished to a high standard, completes the internal layout.

GARDEN:

To the rear of the property you will find a delightful garden bathed in sunlight featuring a paved patio ideal for al fresco dining and a well-maintained lawn bordered by mature shrubs and established trees, creating a private setting. The property also benefits from convenient access to the garage, providing additional storage or secure parking.

In accordance with the Estate Agents Act 1979 and our commitment to transparency, we disclose that the owner of this property is an associate to Mark Antony Estates.



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 Liverpool. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.

GENERAL INFORMATION

- › Council Tax band: C
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C







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Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1005 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



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