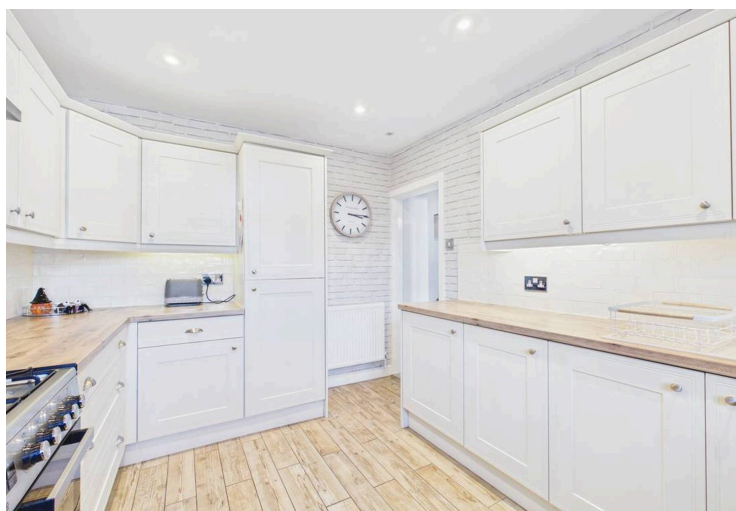
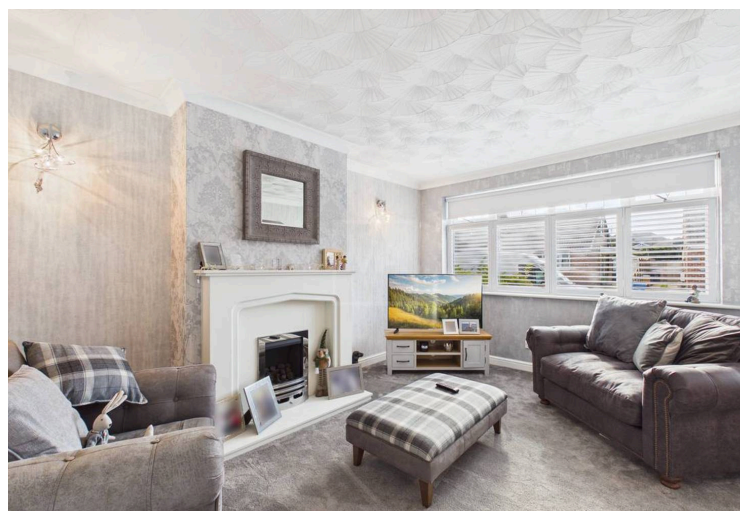




Astley Close Warrington, Cheshire

Dormer Bungalow • Four Spacious Reception Rooms • Option For One Level Living Available • Extended Sunroom
• Garage and Driveway Parking • Four Bedrooms • Semi Detached • Close To Amenities • Great Transport Links
Available • Front and Rear Gardens



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

This spacious four-bedroom dormer bungalow offers versatile and well-proportioned accommodation, providing ample space for family living. The ground floor features four generous reception rooms, offering excellent flexibility for family life. A convenient downstairs shower room adds further practicality, making the property ideal for families or those seeking adaptable single-level living.

The lounge is situated to the front of the home and is bathed in natural light, the room is spacious with ample room for your furniture items – the focal point of this room is the central fireplace, adding a cosy feel to the room throughout the winter months. Adjacent to this is a snug/dining room, providing a seamless flow between the living spaces – a versatile and well-proportioned room that offers plenty of flexibility. Ideal as a dining area, cosy snug or additional sitting room, this space could also easily be utilised as a downstairs bedroom should one level living be required. Following the natural flow through to the rear of the home you will find the heart of the home – a wonderful light filled kitchen.



The modern kitchen is both stylish and practical, offering ample worktop and storage space, along with a double oven and a range of integrated appliances. There is plenty of room for a dining table, creating a sociable space for everyday family life and entertaining. The kitchen flows seamlessly through to a separate sunroom providing an ideal space to relax and unwind while remaining connected to the heart of the home all with charming. The ground floor concludes with a three piece shower room. Upstairs, you will find four bedrooms providing ample accommodation for family life.

GARDEN:

The private rear garden offers a spacious paved seating area, raised planters, mature greenery and access to the detached garage, creating an ideal space for relaxing and entertaining throughout the year. This low maintenance garden provides a serene retreat for enjoyment all year round.

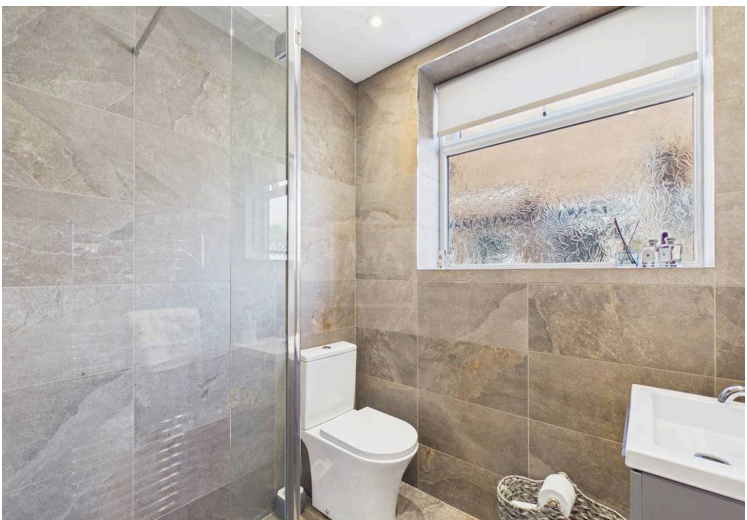


LOCATION:

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



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m

1410 ft²

Reduced headroom

29 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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