



Waters Edge, Warrington Cheshire

Stunning Views • Four Bedrooms • Townhouse • Desirable Location • Beautifully Presented • Modern Interiors
• Spacious Living • Close To Local Amenities • Balcony • Driveway Parking



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this delightful home, you are welcomed by an inviting entrance hallway that sets the tone for the accommodation beyond. The first room you encounter is the conveniently positioned downstairs WC, providing practicality for family life and visiting guests alike.

Following the natural flow of the home, you will find the integrated garage, a versatile space currently utilised as a utility area while also offering excellent storage solutions and a range of potential uses. To the rear of the property sits the spacious kitchen/dining room, designed with both everyday living and entertaining in mind. Double doors seamlessly connect the indoor and outdoor spaces, creating the perfect setting for preparing home-cooked meals and enjoying quality time with family and friends.

Ascending to the first floor, you are greeted by a light and airy lounge, enhanced by a charming Juliet balcony. Also located on this floor is the generous principal bedroom, complete with its own private en-suite shower room.



The second floor completes this fantastic family home, offering three further well-proportioned bedrooms, all served by a contemporary three-piece family bathroom. Adding further appeal, the property benefits from excellent storage throughout, ensuring practicality and convenience for modern family living.

OUTDOOR AREAS

To the rear of the property is a charming balcony garden, perfectly positioned to take full advantage of the stunning waterside views. This delightful outdoor space provides an idyllic setting for relaxing in the summer sunshine while watching the boats drift by. A particular highlight of this home is its exceptional outlook, with views across both the Manchester Ship Canal and the historic Old Walton Dock, which is home to a variety of water birds, creating a peaceful and picturesque setting. Further enhancing the home's appeal is a private driveway.

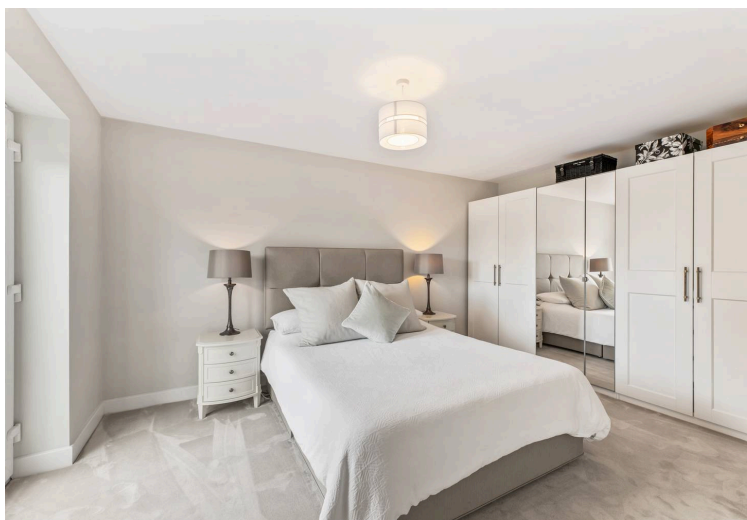


LOCATION

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: E
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: B





Tel: 01925 267070

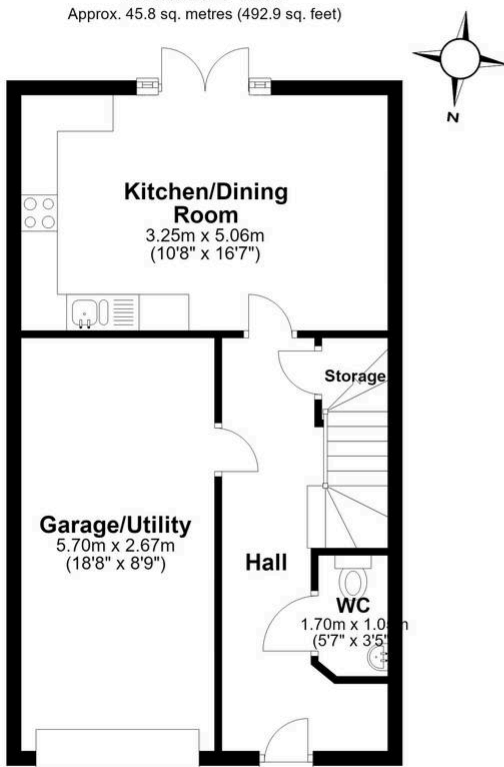
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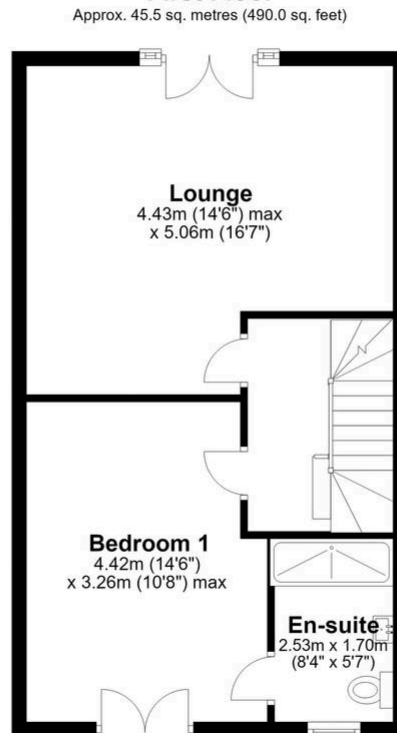
Ground Floor

Approx. 45.8 sq. metres (492.9 sq. feet)



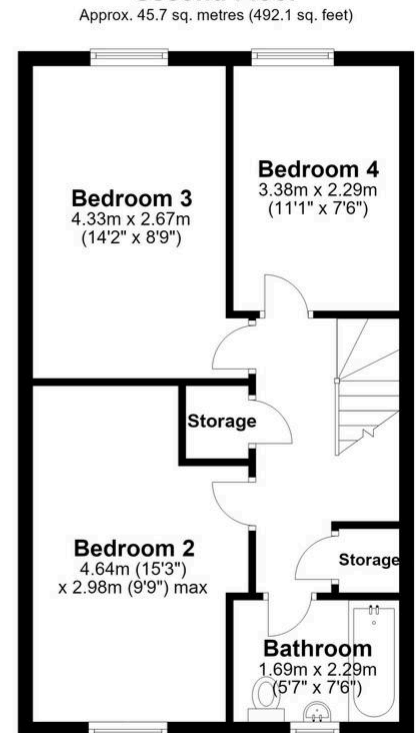
First Floor

Approx. 45.5 sq. metres (490.0 sq. feet)



Second Floor

Approx. 45.7 sq. metres (492.1 sq. feet)



Total area: approx. 137.0 sq. metres (1475.0 sq. feet)

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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