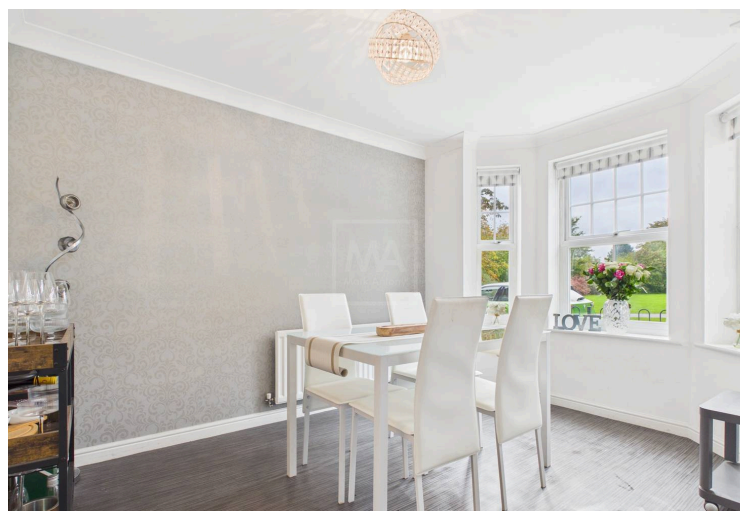
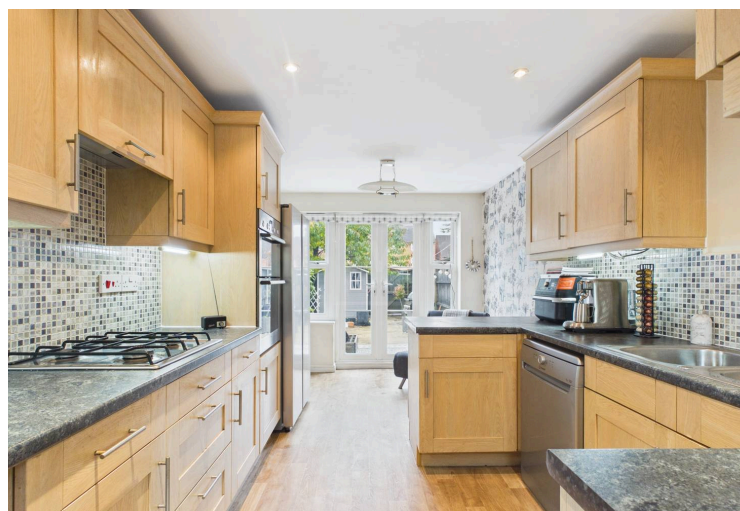




Templeton Drive, Fearnhead Warrington

Three Bedrooms • Freehold Title • Light And Airy • Close To Local Amenities • Sought After Location • Two Bathrooms • Charming Garden • Three Storey Home • Integrated Appliances • Spacious Living



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you step into this delightful home, you are welcomed by a charming entrance hallway that provides access to the accommodation beyond. The first room you encounter is the spacious dining room, beautifully illuminated by natural light flowing through the bay window. This inviting space is perfect for entertaining guests or enjoying quality time with family and friends at the end of a busy day.

Continuing through the home, you arrive at the well-appointed kitchen, featuring ample worktop space and integrated appliances, making it an ideal setting for preparing home-cooked meals. Completing the ground floor is a conveniently located WC and utility area, adding further practicality to the property.

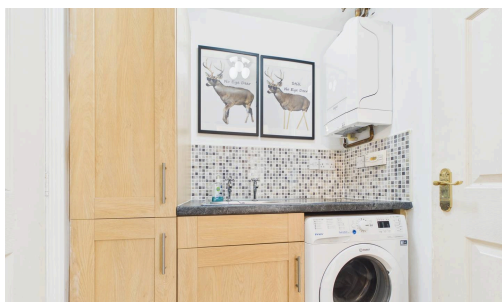
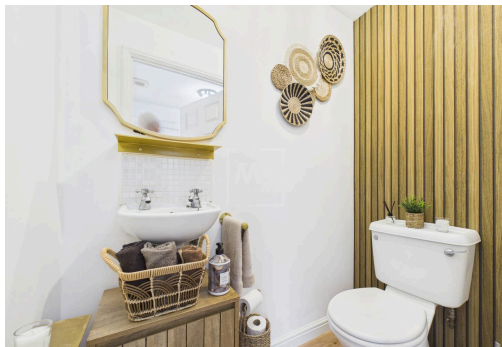
Ascending to the first floor, you are greeted by the generous living room, a wonderful space for relaxation and unwinding. Also located on this level is the family bathroom, along with one well-proportioned bedroom, offering comfortable accommodation.



The second floor hosts two further generously sized bedrooms, both served by an additional bathroom, creating a versatile and functional layout suitable for modern family living.

GARDEN

To the rear of the property lies a charming and well-maintained garden, providing the perfect setting for hosting family gatherings, outdoor dining, or simply relaxing and enjoying the warm summer sunshine. This attractive outdoor space offers a wonderful extension of the home, ideal for both entertaining and everyday enjoyment.

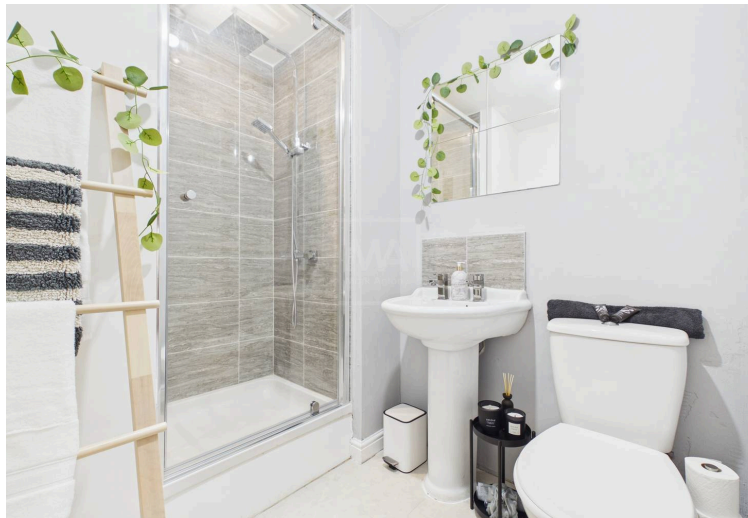


LOCATION

Situated north of Warrington, Fearnhead is a popular area for families and professionals alike with a great range of amenities and transport connections. Home to a University campus and Golf course, residents benefit from a great range of facilities. Padgate train station connects the suburb with neighbouring cities, Manchester and Liverpool, making it ideal for commuters. The motorway network is also just a short drive away and Warrington Town Centre can be reached in under 10 minutes by car. There are a number of schools within easy walking distance and plenty of parks nearby, which are great for families. Fearnhead is also home to a great selection of coffee shops, pubs and is just a short drive away from Birchwood Shopping Centre.

GENERAL INFORMATION

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

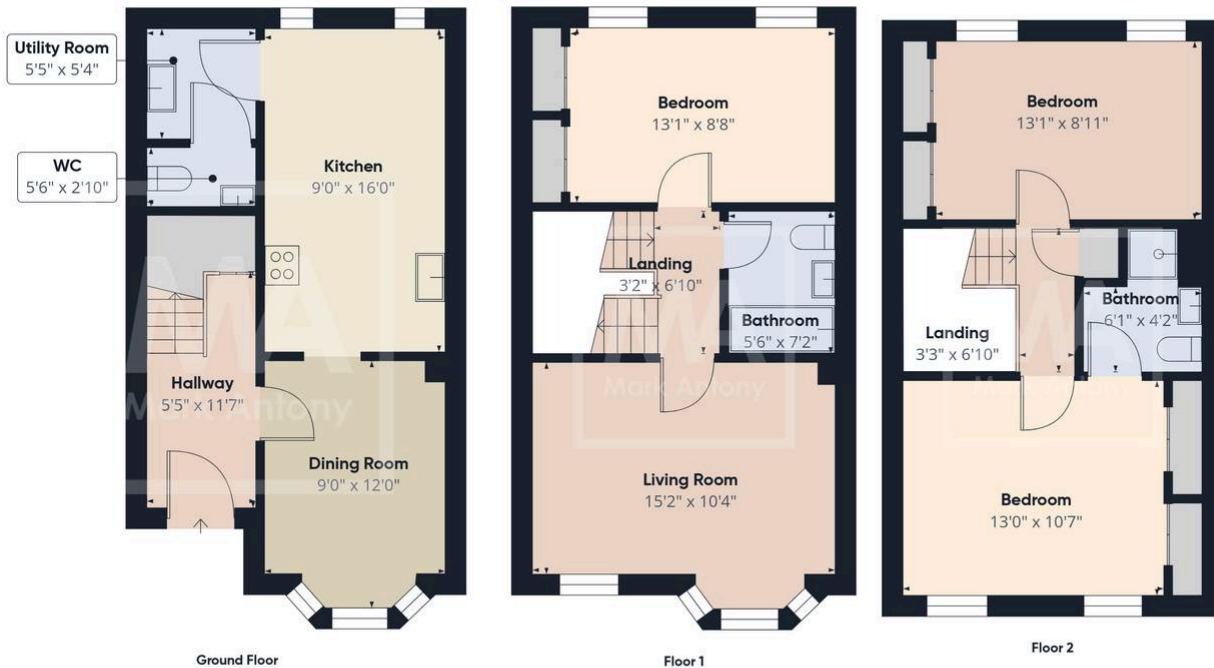




Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



Approximate total area⁽¹⁾
1098 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.



Warrington's Highest Rated Agent

