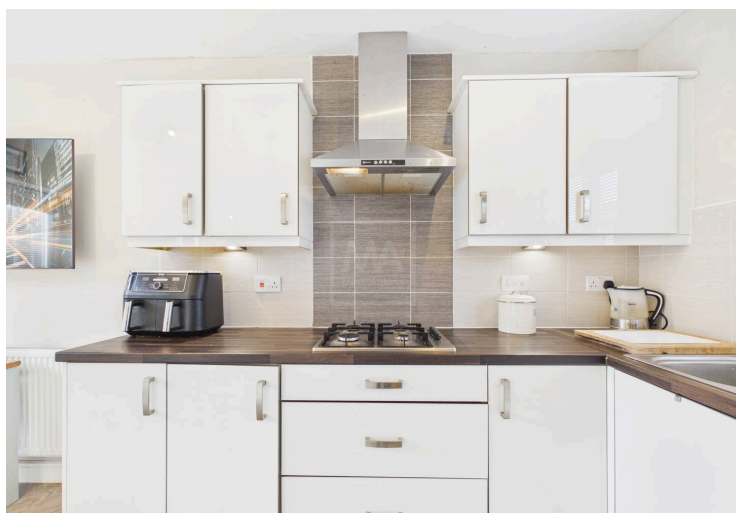
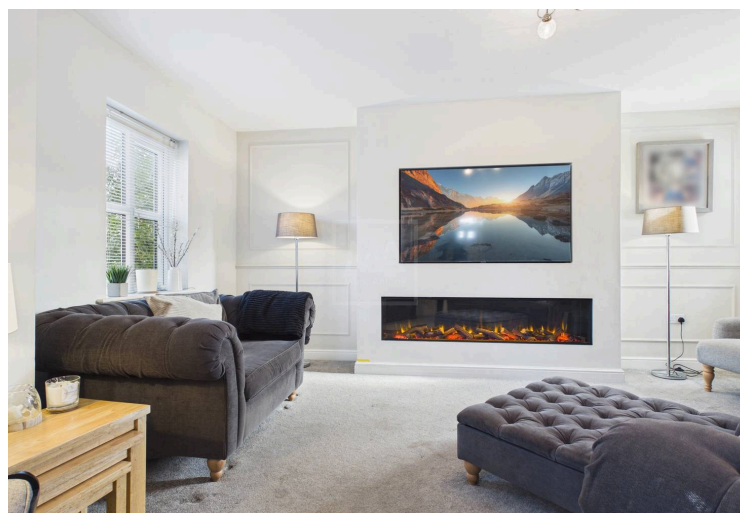




Powder Mill Road Warrington

Three Bedrooms • Beautifully Presented • Integrated Appliances • Sought After Location • Garage • Driveway
Parking • Charming Garden • Light And Airy • Ideal Family Home • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you enter this beautifully presented home, you are welcomed by a hallway providing access to the accommodation beyond. The first room you will encounter is the convenient downstairs WC, a practical addition for modern family living. Following the natural flow of the property, you will then enter the light and airy living room, a stylish space enhanced by contemporary décor and a feature media wall. This inviting room provides the perfect setting for relaxing and spending quality time with family and friends after a busy day.

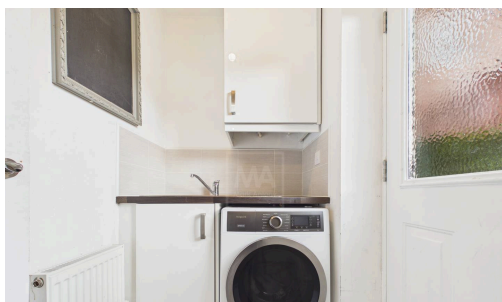
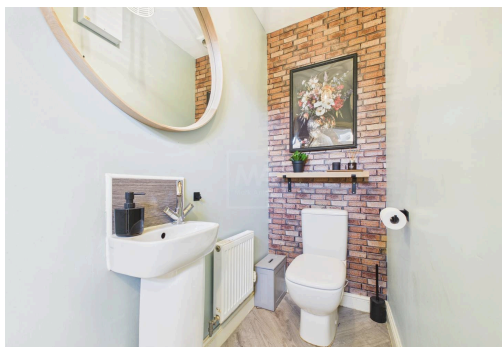
The heart of the home is the modern kitchen, offering ample worktop space, integrated appliances, and plenty of storage. With room for a dining table, it is ideally suited to both everyday family meals and entertaining guests. A separate utility room further enhances the practicality of this well-designed home.



Ascending to the first floor, you will find three generously proportioned bedrooms. The principal bedroom benefits from its own ensuite shower room, creating a private retreat for the homeowner. The remaining two bedrooms are bright and welcoming, bathed in natural light and providing comfortable spaces for rest and relaxation. Serving these rooms is a stylish three-piece family bathroom, completing the internal accommodation.

GARDEN

To the rear of the property lies a beautifully maintained garden, offering the perfect setting for outdoor dining, family gatherings, and enjoying the warm summer months. Further enhancing the home's appeal, the property benefits from a driveway providing convenient off-road parking, as well as a garage offering excellent additional storage space.

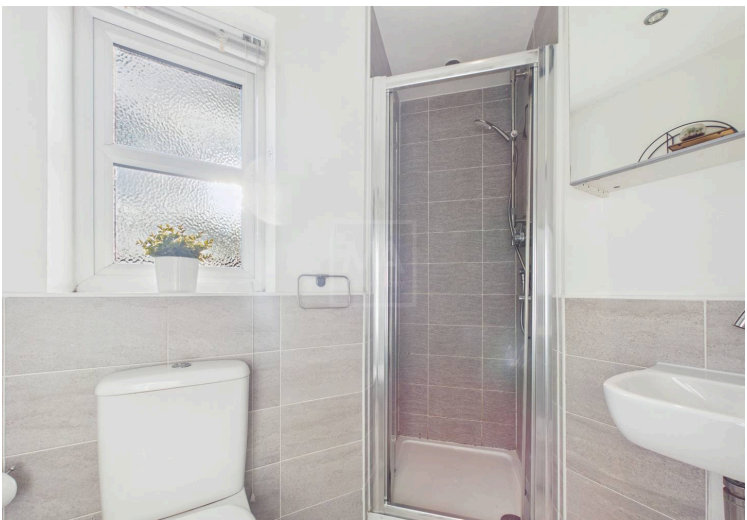
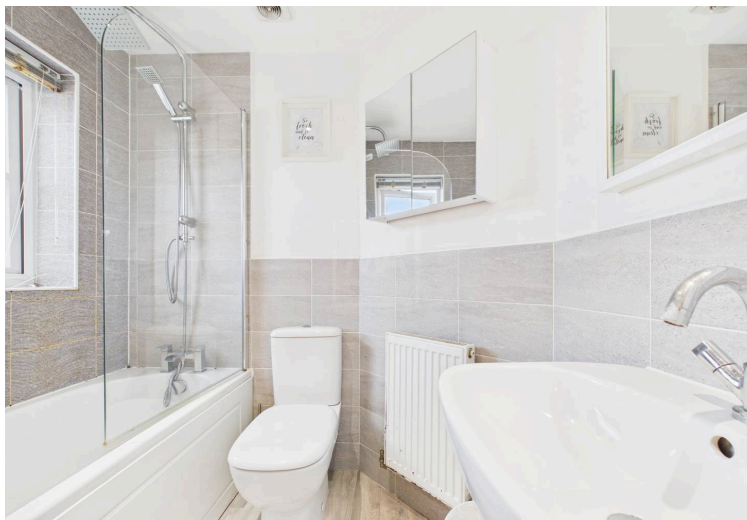


LOCATION

Edgewater Park is located in the leafy outskirts of Warrington. Located 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.

GENERAL INFORMATION

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

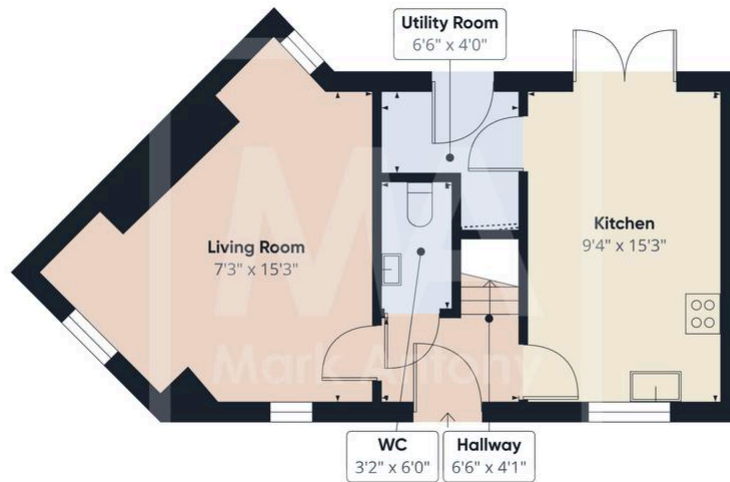




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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m

1000 ft²

Reduced headroom
1 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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