





Arundell Close, Burtonwood

Warrington, Cheshire

Semi Detached • Three Bedrooms • Ample Parking • Two Reception Rooms • Contemporary Kitchen • Separate Utility • Principal With Dressing Area And En Suite • Private Garden • Excellent Location • Move In Ready

Mark Antony

SALES & LETTING AGENTS

SCAN ME!

INTERIOR

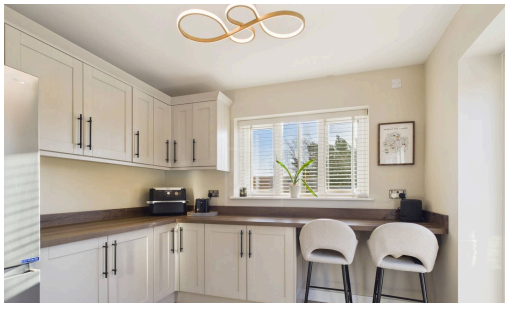
The property is entered via a welcoming entrance hallway, which leads through to a bright and inviting lounge. Complete with a stylish media wall and charming log burner, this space provides the perfect setting for relaxing and unwinding. Adjacent to the lounge is a second reception room, currently utilised as a dining room, offering an excellent space for family dining and entertaining, with a natural flow between the two reception areas. To the rear of the property sits a contemporary fitted kitchen, boasting sleek cabinetry, ample storage and generous worktop space. Completing the ground floor is a separate utility room, adding further practicality to the home. To the first floor, a spacious landing provides access to three well-proportioned bedrooms. The impressive principal bedroom is a real highlight, benefiting from its own dedicated dressing area and a luxurious four-piece en-suite bathroom suite. The remaining two bedrooms are served by a modern three-piece family bathroom, completing the accommodation.



EXTERIOR

The property benefits from an impressive and generously sized rear garden, offering a fantastic outdoor space for both relaxing and entertaining. The garden features a combination of extensive paved patio areas and raised decking, creating several versatile seating and entertaining spaces. A neatly maintained artificial lawn provides a low-maintenance finish, complemented by raised planted borders and mature potted greenery. The garden is fully enclosed by timber fencing, offering a good degree of privacy, and further benefits from two timber storage sheds, providing excellent additional outdoor storage. To the front, the property benefits from ample off road parking as well as an EV charging point.





Burtonwood was a chapelry in the ancient parish of Warrington, in the West Derby Hundred of Lancashire. It was later created a civil parish and was part of the Warrington Poor Law Union and then the Warrington Rural District. By 1974 the village of Burtonwood became part of Warrington District and is now part of the Warrington Unitary Authority. It is still a civil parish (now named Burtonwood and Westbrook) and thus has its own parish council. Burtonwood's population rose from 990 in 1861 to 2,408 in 1911 as the mining and brewing industries grew. The village of Burtonwood saw its greatest increase in housing and population post 1945 when the locally named 'miners estate' was built and vast numbers of people took employment in the collieries of Bold and Clockface both in the neighbouring Parish of Bold in St Helens.
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







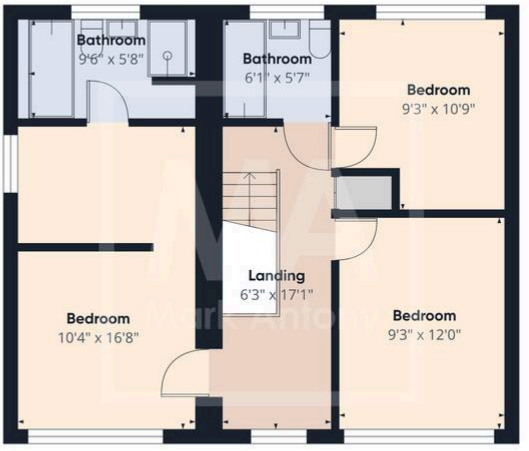




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Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)
1209 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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