





Chepstow Close, Callands

Warrington

Perfect for First Time Buyers • Two Bedrooms • Open Plan Living • Stunning Kitchen • Fully Renovated Throughout • Modern Interior • Stylish Bathroom • Move In Ready • Desirable Location • Freehold Title

Mark Antony

SALES & LETTING AGENTS

SCAN ME!

INTERIOR

Entry into this beautiful home is via the welcoming hallway, which naturally leads through to the impressive open-plan lounge, kitchen and dining area. Having been fully renovated, the property has been finished to a modern standard throughout.

The open-plan living space forms the heart of the home, with the lounge benefiting from a beautiful bay window, allowing natural light to flood the room and creating a bright and inviting atmosphere. The stunning kitchen perfectly complements the space, boasting a gorgeous breakfast bar, sleek modern worktops and ample cupboard storage. Patio doors provide direct access to the spacious rear garden. The open-plan layout allows the living and kitchen areas to flow seamlessly together.

To the first floor are two well-proportioned bedrooms. The second bedroom offers excellent versatility and could be used as a guest bedroom, dressing room or home office, depending on individual needs. Completing the upstairs is a stylish, bathroom, featuring a walk-in shower.



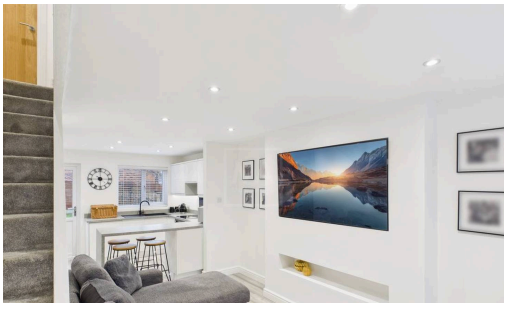
GARDEN

The property benefits from an equally impressive rear garden, predominantly laid to lawn and offering a generous amount of outdoor space. A patio area provides the perfect spot for outdoor furniture, creating an ideal setting for relaxing, dining and entertaining family and friends during the warmer summer months.

To the front of the property is a driveway providing off-road parking for multiple vehicles.

In accordance with the Estate Agents Act 1979 and our commitment to transparency, we disclose that the owner of this property is an associate to Mark Antony Estates.





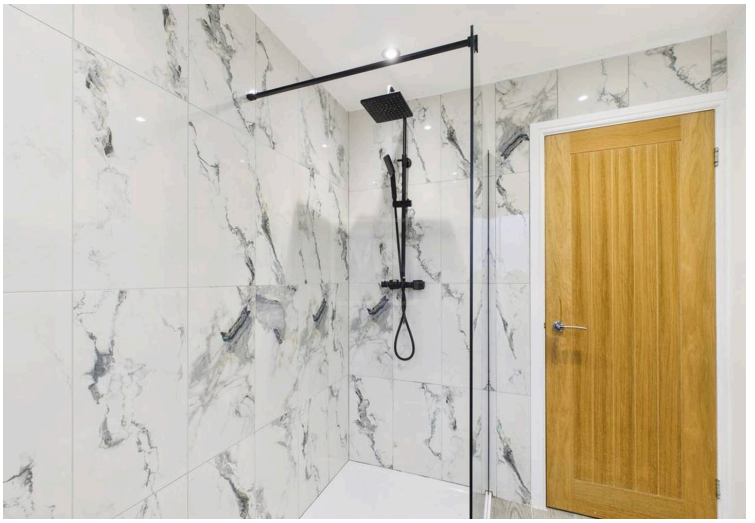
LOCATION

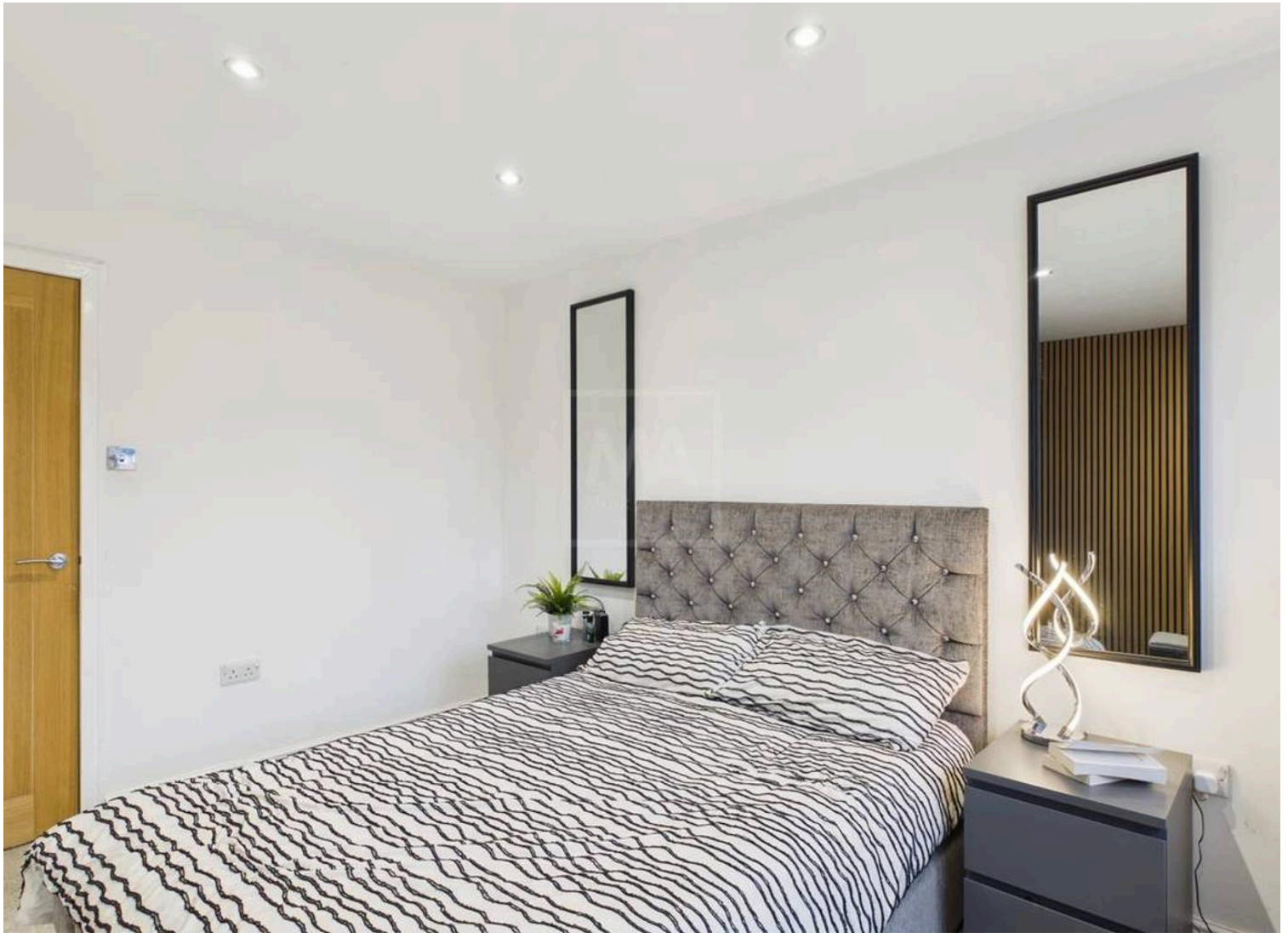
Callands is a charming suburb located three miles north of Warrington Town Centre. Nestled within landscaped parkland and adjacent to Sankey Valley Park, it offers numerous walking and cycling routes. The area boasts excellent amenities, including a nearby supermarket, cinema, and the new Junction 9 retail park. Additionally, Gemini Park, with stores like Marks and Spencer, Next, and Ikea, is just a short distance away. Callands is favored for its high-performing primary and secondary schools and its proximity to the regional motorway network, ensuring easy access to Manchester and Liverpool.

GENERAL INFORMATION

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











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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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