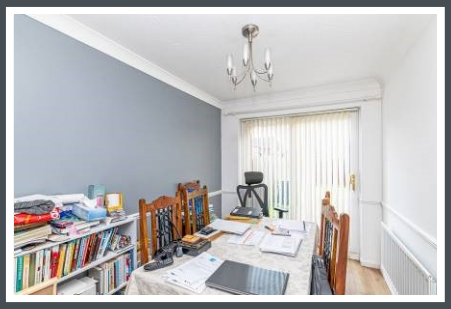
Helmsley Close, Bewsey
Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Off-Road Parking
- First Time Buyers
- Freehold
- Modern Kitchen
- Garage
- Investment Opportunity
- Great Location

DESCRIPTION

A three bedroom family home in a desirable residential area, offered for sale with no onward chain. This property offers two reception rooms, a modern kitchen, a good sized garden and off-road parking with a garage. Close to local amenities and Warrington Hospital, this property is perfect for first time buyers and investors alike.

Entry into this lovely home is via the enclosed hallway, providing access to the stairs and downstairs WC. The lounge offers a good sized family space with feature fireplace and wooden flooring flowing through to the dining room. There are sliding doors which allow lots of natural light and provide entry to the garden. The modern and bright kitchen is located to the rear and overlooks the garden and patio. Upstairs, there are two good sized double bedrooms and a third single bedroom with family bathroom.

GARDEN

This property celebrates outdoor space to the rear with a mixture of laid to lawn and patio. Offering ample potential to be a fabulous family garden for entertaining during the summer months. To the front, there are mature shrubs and greenery providing privacy, a garage and a private driveway for multiple vehicles.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

• Entrance Hall	
• Lounge	4.12m x 3.76m
• Dining Room	3.29m x 2.33m
• Kitchen	3.29m x 2.35m
• WC	1.27m x 0.88m

FIRST FLOOR

• Landing	
• Bedroom One	3.98m x 2.63m
• Bedroom Two	3.43m x 2.63m
• Bedroom Three	3.02m x 2.05m
• Bathroom	1.85m x 2.05m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via TalkTalk)

LOCATION

Bewsey is within easy walking distance to Warrington Town Centre and both Bank Quay and Central train stations. Residents therefore have easy access to the great range of shops, bars and restaurants that the town has to offer. For families or households with dogs, Sankey Valley Park is just a short walk away and home to plenty of walking and cycling routes. There's also a BMX track, play areas and plenty of attractive spots for picnics. The M62 is under 3 miles away, making commuting to neighbouring towns and cities simple.

DISTANCES

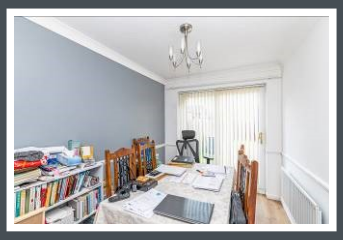
• Warrington Hospital	5 min walk
• Warrington Town Centre	1 mile walk
• Sankey Valley Park	15 min walk
• Manchester Airport	20 miles via M56
• Manchester City Centre	21 miles via M56

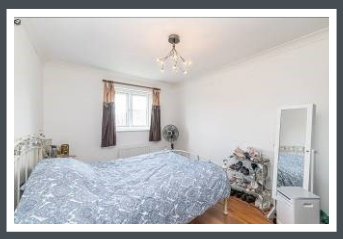
(Distances quoted are approximate)

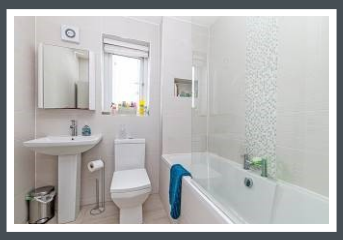
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: C
Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



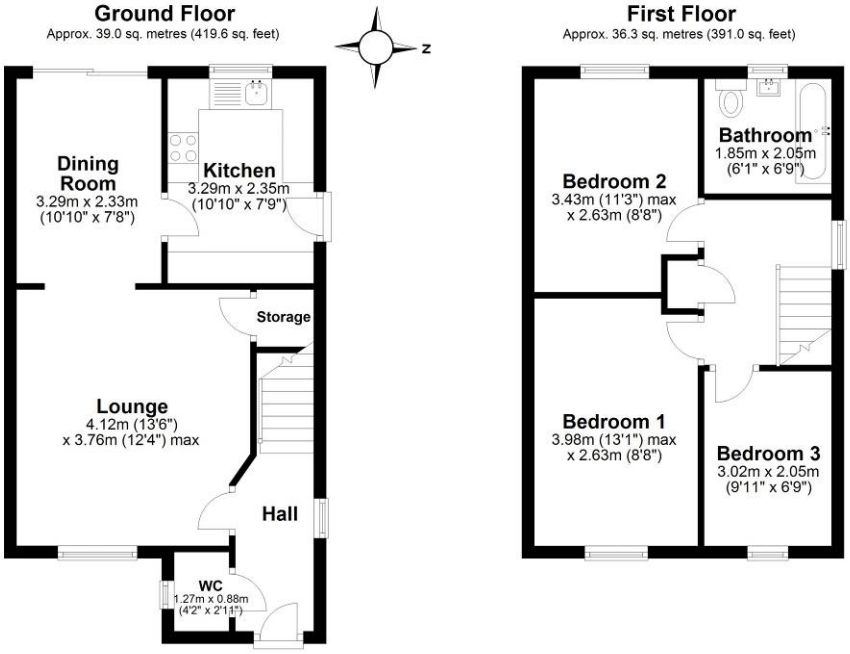




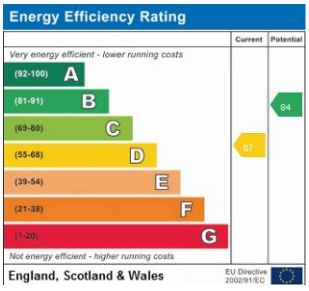
IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



Total area: approx. 75.3 sq. metres (810.6 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- **Mortgages**
- **Survey**
- **Removals**
- **Insurance**
- **Conveyancing**
- **EPCs**

Mark Antony
SALES & LETTINGS AGENTS

82 London Road, Stockton Heath, Warrington
Office@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070