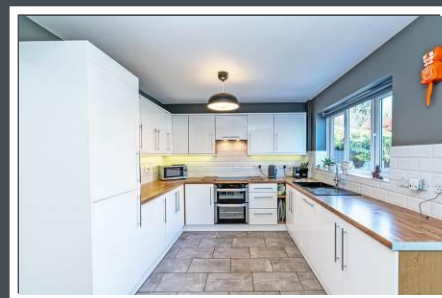




Goldcliff Close, Callands Warrington, Cheshire



Mark Antony
SALES & LETTINGS AGENTS

HIGHLIGHTS

- Corner Plot
- Spacious Rooms
- Family Home
- Two Reception Rooms
- Brilliant Location
- Integrated Appliances
- Light and Airy
- Modern Interior
- Stunning Garden
- Freehold

DESCRIPTION

A beautiful family home celebrating a modern interior. This light and airy home is perfectly placed on a corner plot in the desirable location of Callands. With four double bedrooms and ample living space as well as a gorgeous garden. This sleek family home is sure to be popular.

Entrance into this large, stunning home is via the welcoming hallway. The lounge looks out to the front of the property via a bay window which allows natural light to flow through the room. The rear of the property has an effortless flow and is perfectly set up for busy family life. There is a kitchen/breakfast room that comes along with integrated appliances including a double oven, dishwasher, and a fridge freezer. The conservatory provides the ideal space to sit and enjoy the beautiful garden after a long day. There is also a separate dining room, a WC and a large utility room.

To the first floor, there are four brilliant-sized bedrooms which all have fitted wardrobes. Bedroom one, which is at the front of the home, has the added benefit of an ensuite. There is also a modern family bathroom.

GARDEN

Sitting on a superb corner plot with a wrap-around garden, this home enjoys a very enviable position. The rear garden provides the ultimate, tranquil space to enjoy to sun. With mature shrubbery, a lawn area and decking which is perfectly placed for outdoor dining or entertaining. To the front is a driveway which will fit multiple cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 5.57m x 3.45m
- Utility Room 4.86m x 2.51m
- Kitchen 2.92m x 4.97m
- Dining Room 3.97m x 3.45m
- Conservatory 3.20m x 4.95m
- WC 0.88m x 2.26m

FIRST FLOOR

- Landing
- Bedroom One 4.68m x 3.45m
- En-suite 2.81m x 1.77m
- Bedroom Two 3.82m x 2.51m
- Bedroom Three 3.53m x 2.75m
- Bedroom Four 3.03m x 2.70m
- Bathroom 1.67m x 2.32m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (Via BT)

LOCATION

Callands is an attractive suburb, conveniently located three miles north of Warrington Town Centre. The area is set within landscaped parkland and neighbours Sankey Valley Park, meaning there are plenty of walking and cycling routes; perfect for families and dogs. The area benefits from a range of great amenities, being so close to a supermarket, cinema and the recently developed Junction 9 retail park. It's also just a stone's throw away from Gemini Park, home to high street superstores including Marks and Spencer, Next and Ikea. Callands is a popular area, thanks to its selection of high achieving primary and secondary schools. It is also within close proximity to the regional motorway network, providing easy access to Manchester and Liverpool.

DISTANCES

- | | |
|-------------------------------|------------------|
| • Gemini Retail Park | 10 minute walk |
| • Gulliver's World Theme Park | 5 minute drive |
| • Warrington Town Centre | 3 miles |
| • Liverpool City Centre | 17 miles via M62 |
| • Manchester Airport | 22 miles via M56 |
| • Manchester City Centre | 22 miles via M56 |

(Distances quoted are approximate)



GENERAL INFORMATION

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

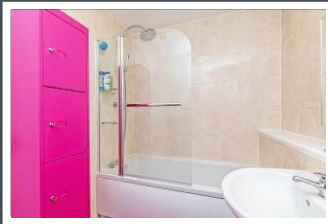
Contents, Fixtures and Fittings

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





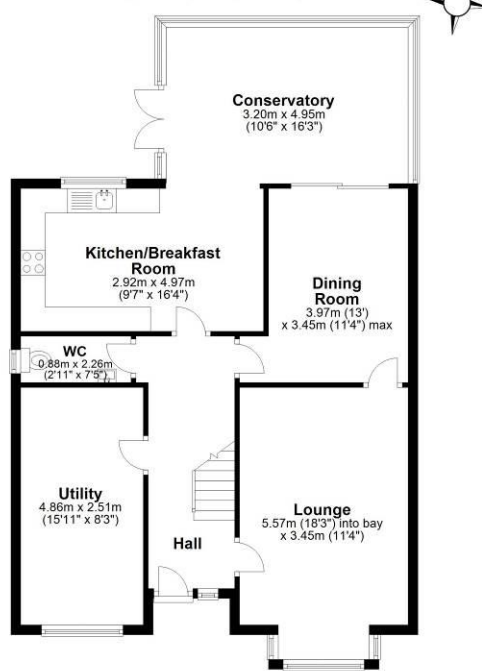




IMPORTANT NOTICE:

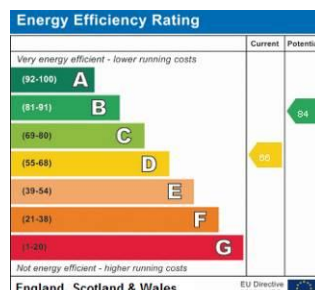
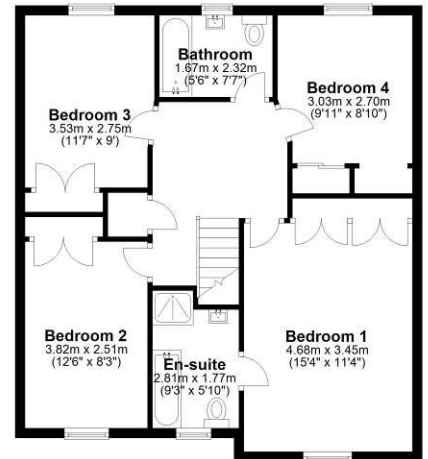
Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.

Ground Floor
Approx. 86.0 sq. metres (925.2 sq. feet)



Total area: approx. 154.6 sq. metres (1664.1 sq. feet)

First Floor
Approx. 68.6 sq. metres (738.9 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



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