



## Newbridge Close, Callands

### Freehold

Detached • Freehold Title • No Onward Chain • Four Bedrooms • Excellent Location • Two Bathrooms And W.C  
• Private Driveway • Close To Local Amenities • South Facing Garden • Utility Room



**Mark Antony**  
SALES & LETTING AGENTS





## INTERIOR

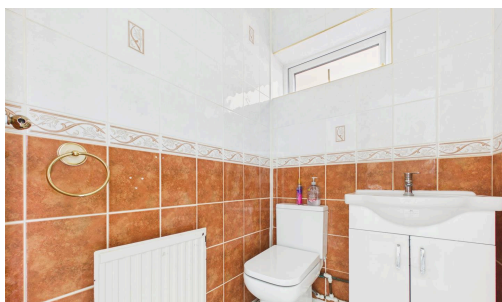
The property is welcomed by a bright and inviting entrance hallway, leading through to a generous lounge where a fireplace provides a cosy focal point. The accommodation flows naturally into a spacious dining room, filled with an abundance of natural light and offering an excellent space for both family meals and entertaining. Adjacent to the dining room, the kitchen provides a good range of worktop and storage space, with the layout lending itself well to everyday family life and casual dining. A separate utility room and convenient W.C. complete the ground floor.

Upstairs, there are four well-proportioned bedrooms, each benefiting from built-in storage. Bedroom one is particularly generous in size and features the added benefit of an en suite shower room, while the remaining bedrooms are served by a three-piece family bathroom. Offering well-proportioned accommodation throughout, the property presents an exciting opportunity for the incoming owner to modernise and update to their own taste, while creating a fantastic family home.



## EXTERIOR

The property benefits from a good-sized South facing garden with a paved patio area immediately adjoining the house, providing plenty of space for outdoor seating and entertaining. The garden features established borders, mature planting and raised beds, with timber fencing providing a good degree of privacy. There is also a gravelled section and additional paved areas, offering scope for landscaping and potential buyers to put their own stamp on. To the front, the property offers ample off road parking and low maintenance front garden.



## 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.

## GENERAL INFORMATION

Council Tax band: D

EPC Energy Efficiency Rating: D









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Approximate total area<sup>m</sup>

1250 ft<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

(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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