

Total area: approx. 121.3 sq. metres (1306.1 sq. feet)

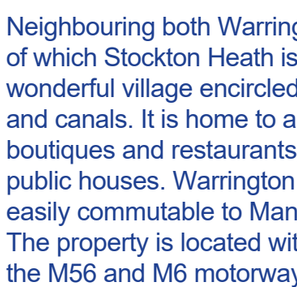


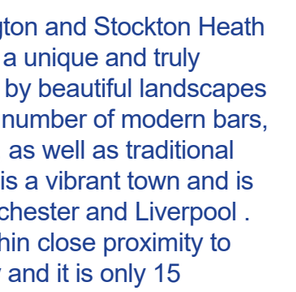
Location

The location on Causeway Avenue offers a pleasant community atmosphere, with local amenities and transport links within easy reach, making it an ideal choice for those looking to settle in Warrington.

Neighbouring both Warrington and Stockton Heath of which Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Liverpool . The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.









£310,000

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Causeway Avenue







Accommodation
'PROBABLY' one of the most charming and characterful properties available locally. Being recognised as the agent with the most stylish homes, Causeway Avenue is no different. Once entering, you are welcomed by a charming reception with a wrath of period features including ceiling corbels and panelling which in turn leads to further accommodation including the lounge boasting a period reflective fireplace and bay window, dining room again with a feature fireplace, WC, dining kitchen complete with a 'Shaker' style units, integrated appliances and breakfast bar. The first floor includes a generous landing with panelled walls, main bedroom with feature wall and shutters, bedroom two, bedroom three again with a feature wall and a shower room. Externally, there is a walled courtyard to the rear with composite decking whilst to the front there is a gravelled garden.

Ground Floor

Entrance Hallway
16'6" x 3'7" (5.04m x 1.10m)
Accessed through a composite front door with frosted leaded double glazed panels and a further leaded glazed half moon panel above providing additional light. Engineered wood effect flooring, staircase to upstairs, ceiling coving, ceiling corbels, panelled walls to dado height and a central heating radiator and cover.

Lounge
15'7" x 12'4" (4.77m x 3.78m)
This charming front reception room features a living flame coal effect gas fire set within a marble fireplace with matching raised hearth and contrasting inset, polished wooden flooring, ceiling coving, PVC double glazed bay window with shutters and a central heating radiator.

Dining Room
16'0" max x 13'1" (4.89m max x 3.99m)
Again in-keeping with the period, this delightful second reception room again features a period fireplace with a living flame stone effect gas fire with marble inset, matching hearth and a decorative surround. Inset lighting, PVC double glazed window overlooking the rear, ceiling coving, ceiling rose and a central heating radiator.

WC.
6'6" x 2'11" (1.99m x 0.90m)
Two piece suite including a wash hand basin set on a vanity unit with cupboard storage below and a low level WC. Dado rail, inset lighting, checkered tiled flooring, central heating radiator and an extractor fan.





Dining Kitchen
22'2" max x 9'10" (6.78m max x 3.00m)
Shaker style kitchen presented in a traditional design with a range of matching base, drawer pull-out and eye level units finished in black complemented by a breakfast bar providing space for informal dining. 'Belfast' sink unit with a brushed gold mixer tap set in a wood grain wood surface with splash-back. Furthermore, there are integrated appliances including a 'Chefmaster Leisure cc90F531' five ring cooker with an illuminated chimney extractor above, washing machine, dishwasher and a cupboard housing the 'Worcester' wall mounted gas boiler. Space for an 'American' style fridge/freezer with adjacent full height storage cupboards. Inset lighting, checkered tiled flooring, aluminium double glazed patio doors opening onto the rear courtyard, PVC double glazed window to the side elevation and an understairs cupboard housing the electric meter and consumer unit.

First Floor

Landing
21'10" max x 5'7" max (6.67m max x 1.71m max)
Panelled walls to dado height and loft access.

Bedroom One
16'6" x 13'1" (5.05m x 4.01m)
Feature wall decorated in sage green, two PVC double glazed windows overlooking the front with shutters, ceiling coving and a central heating radiator.

Bedroom Two
13'10" x 10'5" (4.24m x 3.20m)
Ceiling coving, PVC double glazed window overlooking the rear and a central heating radiator.

Bedroom Three
9'10" x 8'5" (3.00m x 2.59m)
Feature panelled wall in deep pink, polished wooden flooring, PVC double glazed window overlooking the rear and a central heating radiator.

Shower Room
9'9" x 6'8" (2.98m x 2.04m)
Contemporary suite with chrome fittings including an open-plan tiled enclosure with a thermostatic shower providing both retractable and rain-shower heads, pedestal wash hand basin and a low level WC. Fully tiled walls with subtly contrasting tiled flooring, chrome ladder heated towel rail, inset lighting, PVC frosted double glazed window overlooking the side elevation, PVC ceiling panels and an extractor fan.

Outside

Tenure
Leasehold dated 1st May 1902 with a 'Term of 1000 years from 1st May 1902 and a ground rent of £12 per annum

Council Tax
Band 'B' - £1,869.03 (2026/20/27)

Local Authority
Warrington Borough Council.

Services
No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode
WA4 6QQ

Possession
Vacant Possession upon Completion.

Viewing
Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to a physical inspections.