



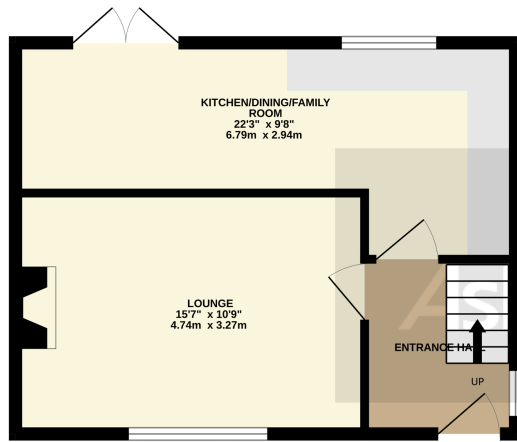
1 Mardale Avenue, Warrington, Cheshire.

£220,000

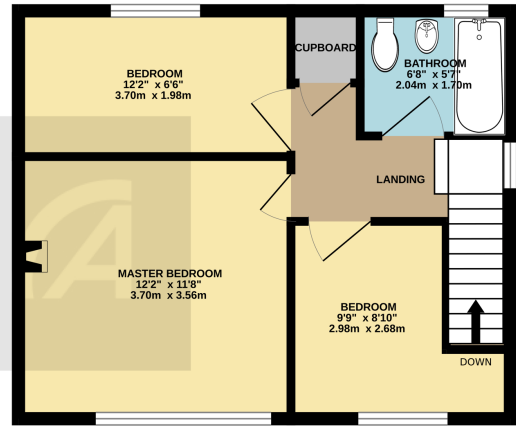
Stunning Three Bedroom Family Home | Open Plan Kitchen/Dining/Family Room | Popular & Pleasant Location | Ample Off Road Parking & Beautiful Gardens | Convenient Access To Motorway Links M6/M62 & Warrington Town Centre | Contemporary & Stylish Interior | Freehold Tenure | Council tax band A - £1355.14 |



GROUND FLOOR
383 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Introducing this stunning three-bedroom family home, boasting a contemporary and stylish interior that is sure to impress. The property features an open plan kitchen, dining, and family room, creating a spacious and inviting atmosphere for everyday living and entertaining.

Situated in a popular and pleasant location, this home offers the perfect blend of tranquility and convenience. With ample off-road parking, you can easily accommodate multiple vehicles, while the beautiful gardens provide a picturesque setting for outdoor relaxation and activities.

The property's location offers convenient access to motorway links M6 and M62, making commuting a breeze. Additionally, Warrington Town Centre is within easy reach, providing a wide range of amenities, including shopping, dining, and entertainment options.

Overall, this family home is a perfect combination of modern design, practicality, and an ideal location, making it an exceptional opportunity for those seeking a comfortable and stylish living space.



Contact your local office
to arrange a viewing:

Padgate: 01925 479334
Great Sankey: 01925 454300
Winwick: 01925 232146
Stockton Heath: 01925 453400
St.Helens: 01744 754120
Wigan: 01942 498862
Culcheth: 01925 764744
Ashton-In-Makerfield: 01942 364446
Newton-Le-Willows: 01925 907770
Commercial Office: 01925 907709
Lettings Head Office: 01925 873533
Financial Services: 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through
Ashtons Estate Agency.

Disclaimer Property Details

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