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HOWELL & CO.
SALES & LETTINGS









90B Powder Mill Road, Warrington, WA4 1GD

£385,000

ATTRACTIVE DETACHED FAMILY HOME | FOUR BEDROOMS | IMPRESSIVE OPEN PLAN DINING KITCHEN | EN-SUITE TO MASTER BEDROOM | UTILITY AREA | DRIVEWAY PARKING | DETACHED GARAGE | SOUGHT AFTER LOCATION

We are delighted to offer for sale this attractive and well-appointed detached family home, ideally situated within the highly sought-after Edgewater Park development. Offering spacious and versatile accommodation, this lovely property is perfectly suited to modern family living.

The accommodation briefly comprises: welcoming entrance hallway, cloakroom/WC, spacious family lounge, separate dining room and an impressive open-plan dining kitchen, fitted with a range of integrated appliances and incorporating a useful utility area. To the first floor, the landing provides access to the master bedroom, complete with en-suite shower room, three further well-proportioned bedrooms and a family bathroom/WC.

Externally, the property benefits from a driveway providing off-road parking for multiple vehicles, together with a detached single garage and an adjoining lawned garden. To the rear, there is a generous garden, predominantly laid to lawn, with a paved patio area providing the ideal setting for outdoor dining and entertaining.

Situated in this popular residential development, this appealing family home offers spacious accommodation both inside and out. An internal viewing is highly recommended to fully appreciate all that this property has to offer.

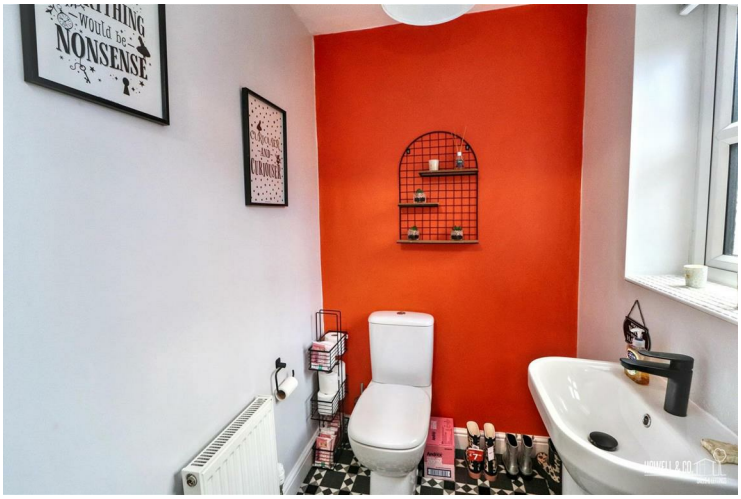
LOCATION

Situated in the popular residential area of Latchford, Edgewater Park is a highly regarded modern development, enjoying an attractive setting close to the banks of the Manchester Ship Canal. The development offers a pleasant mix of contemporary apartments, stylish townhouses and spacious family homes, set amongst landscaped surroundings, mature trees and attractive open spaces. Ideally positioned for enjoying the amenities of nearby Latchford village, residents can also take advantage of the picturesque Trans Pennine Trail, perfect for walking and cycling. The fashionable village of Stockton Heath and Warrington town centre are both within easy reach, whilst excellent transport links provide convenient access to the M6 and M56 motorway networks, making Edgewater Park an appealing choice for professionals, couples and families alike.

ENTRANCE HALL



CLOAKROOM/W.C



LOUNGE





DINING ROOM



KITCHEN







UTILITY AREA

FIRST FLOOR LANDING

MASTER BEDROOM





ENSUITE SHOWER ROOM



BEDROOM TWO









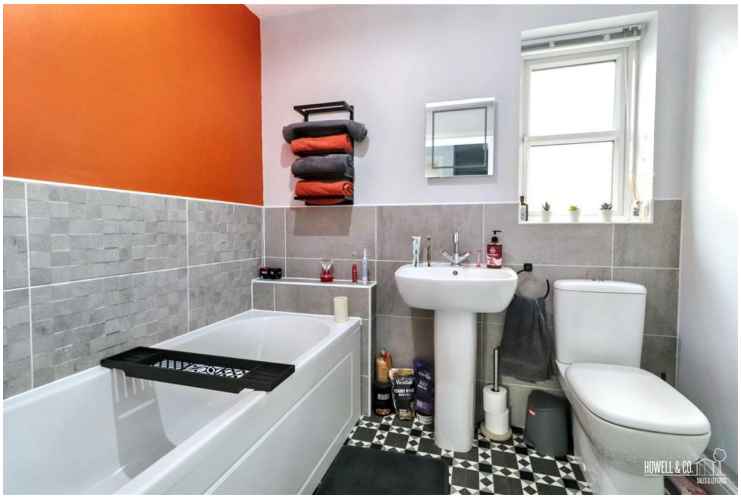
BEDROOM THREE



BEDROOM FOUR

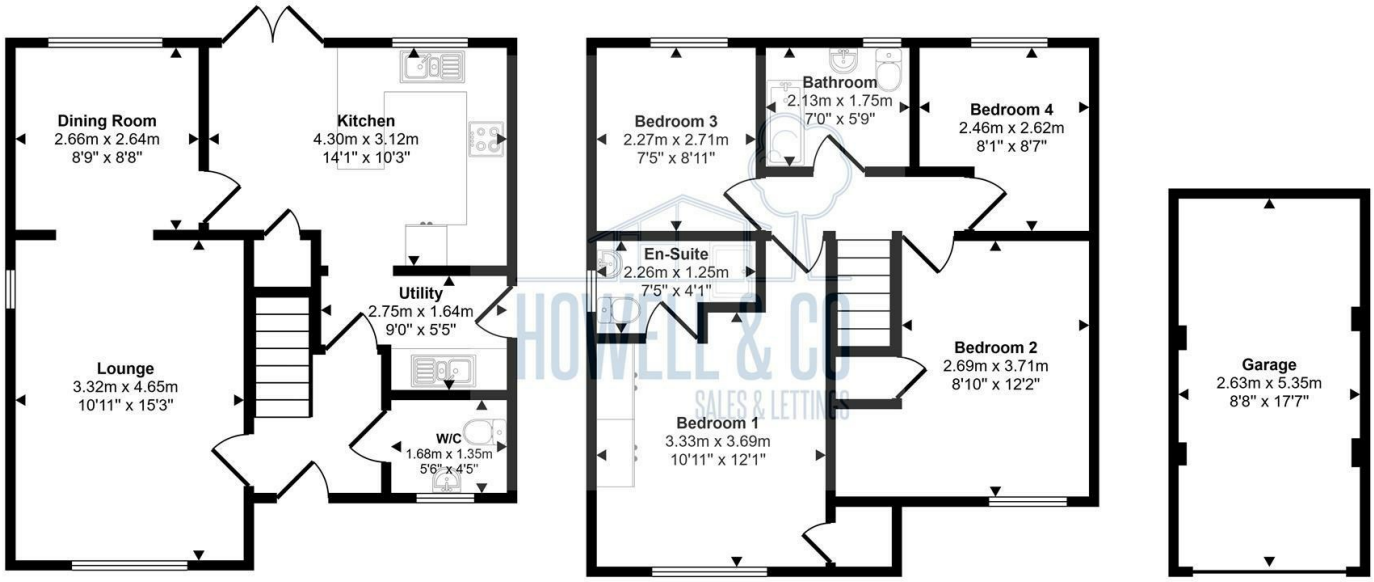


BATHROOM/W.C



OUTSIDE

Approx Gross Internal Area
114 sq m / 1226 sq ft

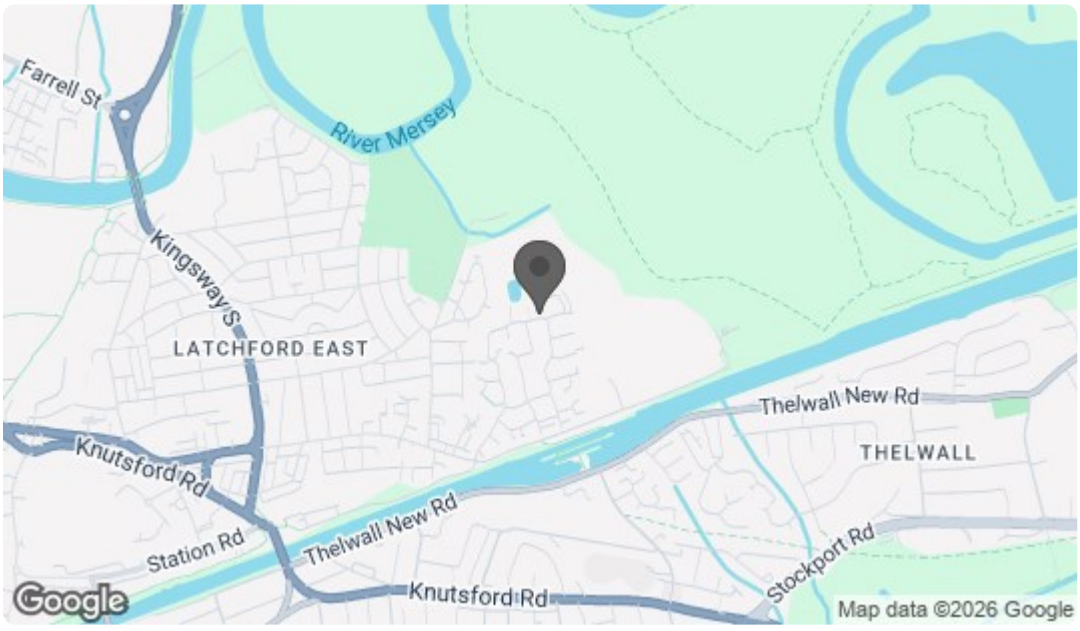


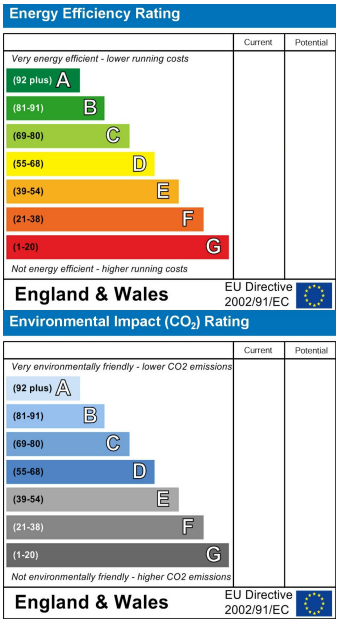
Ground Floor
Approx 49 sq m / 529 sq ft

First Floor
Approx 51 sq m / 546 sq ft

Garage
Approx 14 sq m / 152 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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