



61 Manx Road, Warrington, WA4 6AJ

Offers in excess of £250,000

*** No Onward Chain ***

Good Move are delighted to present this impressive three-bedroom semi-detached bungalow to the market.

The ground floor welcomes you with a generous entrance hallway leading to two separate reception rooms, offering flexibility as a formal lounge, family room or home office. To the rear, the well-proportioned living room enjoys views over the garden, while the fitted kitchen provides ample storage and workspace, complemented by a separate dining room perfect for family meals and entertaining. A modern ground floor bathroom completes the accommodation.

Upstairs, the property offers three well-sized bedrooms, including an impressive principal bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a convenient first-floor WC, making the layout ideal for busy family life.

Externally, the property boasts a substantial detached garage, providing excellent storage, workshop potential or secure parking, together with gardens offering space for outdoor entertaining and family enjoyment.

Situated in the popular Latchford area of Warrington, Manx Road is ideally located close to local shops, schools and everyday amenities. Excellent transport links provide easy access to Warrington town centre, Warrington Bank Quay and Central stations, as well as the M6, M56 and M62, making it an ideal location for families and commuters alike.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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