





6 PERRANPORTH CLOSE

WARRINGTON, WA4 5GN

£589,950

FREEHOLD

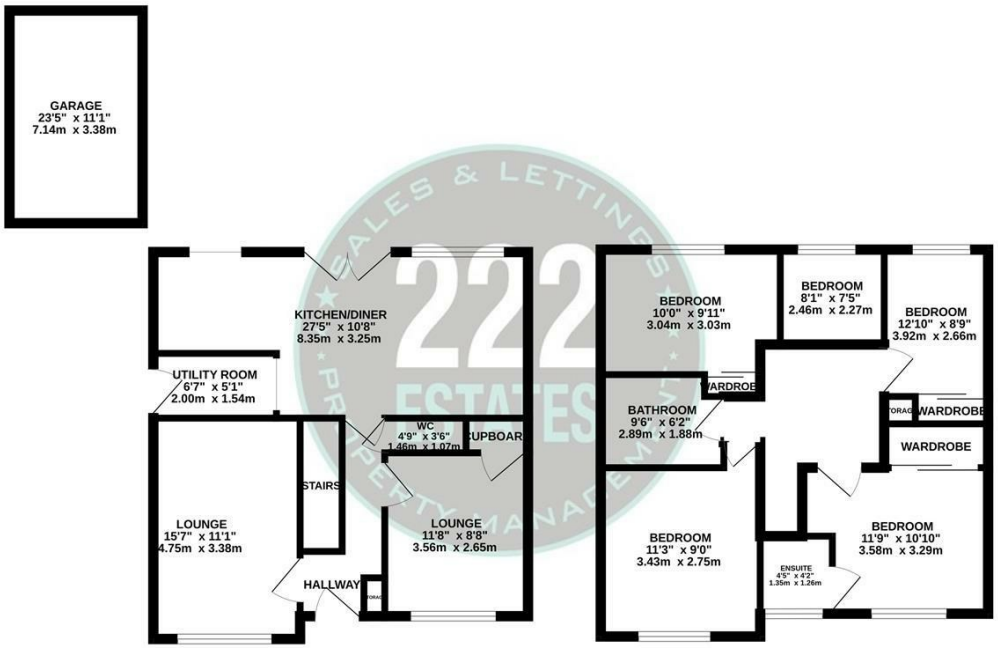
Offered with no onward chain this perfectly presented five bedroom detached property occupies a commanding plot. Overlooking the park, this prestegious development is just a walk away from St Matthews Primary School and a short drive from Bridgewater High School as well as great local amenities like the Stretton Fox and The Hollies Farm Shop.

The property itself is a superb family home with detached garage (currently used as a gym), off road parking for several vehicles (with two EV Charging ports) as well as a well proportioned beautifully landscaped south/south-west facing rear garden.

Internally, as you enter the property you are greeted by a spacious hallway with herringbone engineered wood flooring. Two reception rooms to the front, one either side of the hallway. To the rear there is a fantastic hub of the home - a generous kitchen/diner as well as utility area. The upgraded kitchen provides AEG appliances, granite worktops and shaker style wall and base units.

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.

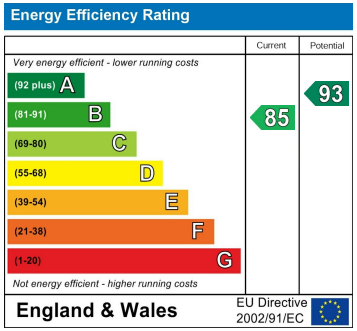
1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 1765sq.ft. (164.0 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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