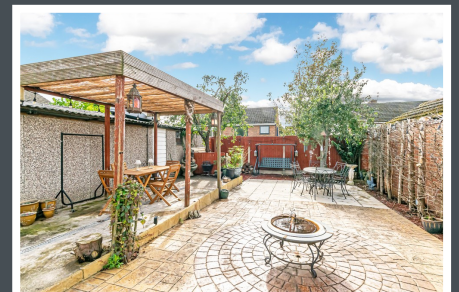




Parksway, Woolston Warrington, Cheshire



mark antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Lovely Fitted Kitchen
- Sought After Location
- Sunny Garden Room
- Versatile Living Space
- Fabulous Loft Conversion
- Extended
- South Facing Garden
- Spacious Lounge
- Detached Garage & Workshop



DESCRIPTION

With no onward chain, we have this fantastic bungalow in the sought after location of Woolston. This fabulous extended home has plenty of living space and boasts a wonderful loft conversion. There is a superb south facing garden, detached garage/workshop and driveway parking. Viewing this very versatile home is highly recommended.

Access into this attractive home is via a welcoming hallway, leading to a spacious lounge, lovely fitted kitchen, and utility room. There are two bedrooms, one currently converted into a dining room, a family bathroom and a sunny garden room with stairs leading to a further bedroom, study and WC.

GARDEN

To the rear of the property there is a stunning south facing garden. This wonderful garden is very low maintenance and is perfect for alfresco dining. There is driveway parking to the front of the property, which leads to a large detached garage and workshop, accessed also from the rear garden.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.26m x 3.68m
- Kitchen 3.02m x 3.30m
- Utility Room 2.70m x 1.93m
- Bedroom One 3.51m x 2.97m
- Dining Room/Bedroom Three 2.19m x 3.35m
- Garden Room 2.70m x 3.70m
- Bathroom 2.53m x 1.66m
- Garage 4.64m x 2.57m
- Workshop 4.74m x 2.57m

FIRST FLOOR

- Landing
- Bedroom Two 4.07m x 2.95m
- WC 1.67m x 1.83m
- Study 1.80m x 2.95m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 362Mb (Via Virgin)

LOCATION

Woolston is a popular suburb of Warrington. Woolston has two main natural areas including Woolston Linear Park and Woolston Eyes Nature Reserve. The Mersey Way benefits from a long-distance footpath which runs along the river bank. There are several good schools including Woolston County Primary, Bruche Primary, St Peters Catholic Primary School and the highly regarded Kings Leadership Academy. Woolston is located within close proximity to the M6 motorway and only 15 minutes away from Manchester airport

DISTANCES

- Warrington Town Centre 3 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 18 miles via M56
- Liverpool City Centre 21 miles via M62
- Chester City Centre 24 miles via M56

(Distances quoted are approximate)



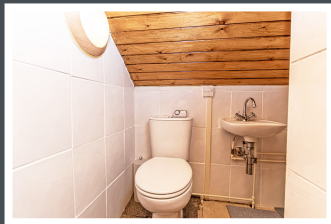
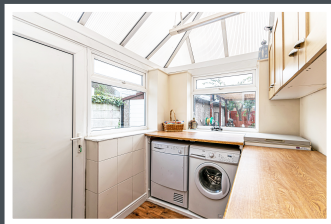
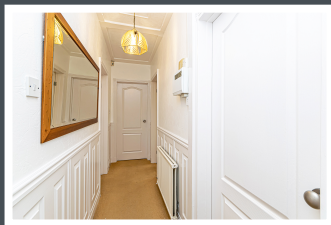
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: C
Ground Rent: £9 per annum
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



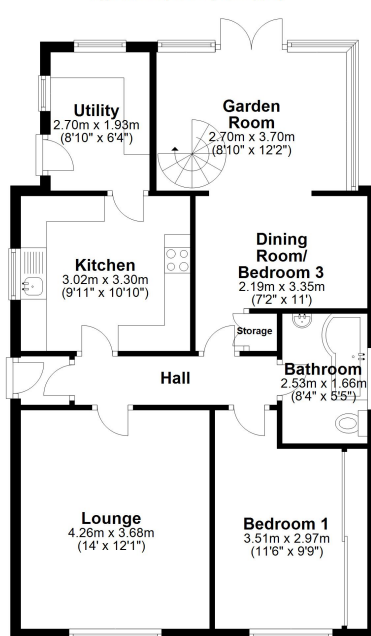


IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

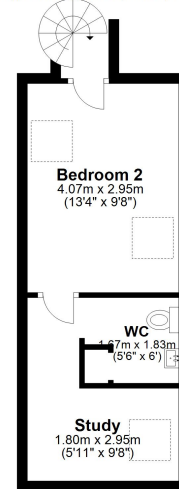
Ground Floor

Approx. 72.9 sq. metres (784.5 sq. feet)



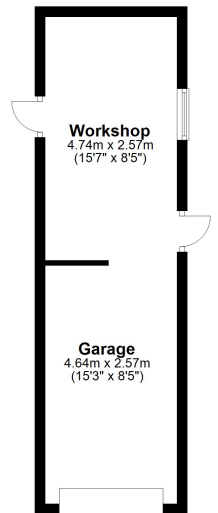
First Floor

Approx. 23.8 sq. metres (255.9 sq. feet)

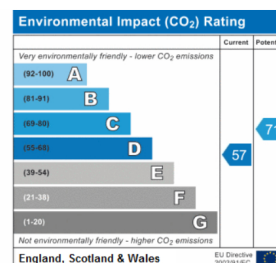
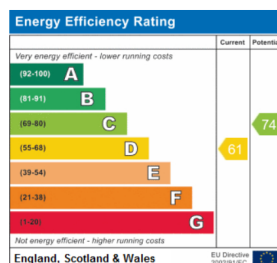


Garage

Approx. 24.3 sq. metres (261.9 sq. feet)



Total area: approx. 121.0 sq. metres (1302.4 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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