



# Hayfield Road, Woolston Warrington,



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- No Onward Chain
- Freehold
- Investors
- First Time Buyers
- Driveway Parking
- Low Maintenance Garden
- Family Home
- Close To Schools
- Good Transportation Links
- Quiet Location

## DESCRIPTION

Offered for sale with no onward chain, this wonderful two bedroom property is the perfect opportunity for investors and first time buyers. Nestled into the quiet and friendly neighbourhood of Woolston, this property is in close proximity to local amenities, schools and transportation links.

As you enter this property, you will be welcomed into the spacious, neutral toned living room which features an abundance of natural light creating a warm and inviting feel. The large living area allows for relaxation and family entertainment. The ground floor also compliments a well-appointed kitchen with ample storage and sleek countertops perfect for meal preparation. This property is complimented by a separate dining room allowing for sit down family meals. To conclude the ground floor, you will find a conveniently placed WC.

The first floor boasts two bedrooms offering a comfortable retreat for rest and relaxation and a family bathroom providing all the necessary amenities for your daily routine.

## THE GARDENS

To the rear of this property, you will find a great sized garden with an abundance of potential. This garden is low maintenance, with both patio and lawn, perfect for hosting a family bbq and summer fun. Parking can be found to the front of this property via the driveway.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.50m x 3.37m Lounge
- 4.58m x 2.03m Kitchen
- 2.43m x 2.24m Dining Room

### GARAGE:

- 5.70m x 2.85m

### FIRST FLOOR

- Landing
- 2.81m x 4.33m Bedroom One
- 2.60m x 2.46m Bedroom Two
- 1.65m x 1.89m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 264Mb (Via Virgin Media)

## LOCATION - WOOLSTON

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, Epping Drive CofE 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 20 minutes away from Manchester airport.

## DISTANCES

- Kings Leadership Academy 3 minute walk
  - Padgate Train Station 18 minute walk
  - Woolston Community Primary School 1 mile drive
  - Warrington Town Centre 4 mile drive
  - Manchester Airport 14 miles via M56
  - Manchester City Centre 19 miles via M56
  - Liverpool City Centre 23 miles via M62
- (Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

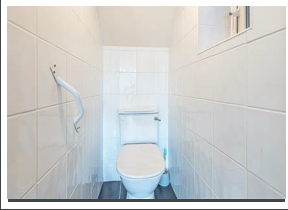
**Council Band:** B

**Tenure:** Freehold

### Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



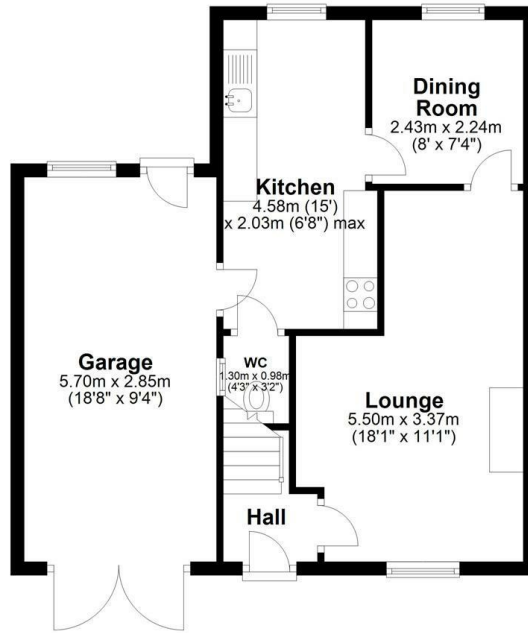


## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.

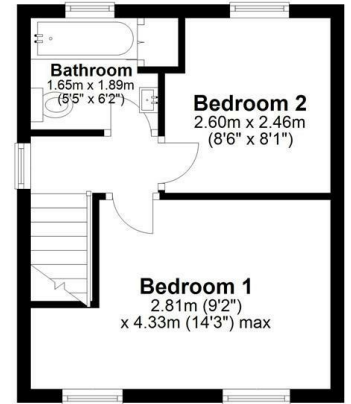
### Ground Floor

Approx. 51.3 sq. metres (552.6 sq. feet)



### First Floor

Approx. 24.4 sq. metres (262.2 sq. feet)



Total area: approx. 75.7 sq. metres (814.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## VIEWING ARRANGEMENTS

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

## OTHER SERVICES

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

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



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