



Dam Lane, Woolston Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Freehold
- Three Bedrooms
- First Time Buyers
- Corner Plot
- Open Plan
- Driveway Parking
- Family Home
- Close To Schools
- Conservatory
- Close To Shops

DESCRIPTION

Offered for sale with a freehold title, this three bedroom property is the perfect opportunity for first time buyers and investors. Nestled into the welcoming neighbourhood of Woolston, this property is in close proximity to local amenities and transportation links.

Entry to the property is granted via the porch leading into the hallway. To the left of the hallway, you will enter the lounge that offers a great space for family relaxation, the lounge also benefits from a log burning fire adding a sense of warmth and homeliness to this space. This property boasts an open-concept design that seamlessly connects the dining area, and conservatory, creating a fluid and functional space. The galley kitchen features beautiful granite worktops and an integrated oven - providing perfect practicality for meal preparation.

As you enter the first floor of this property, you will find three great sized bedrooms, providing space for all of your desired furniture, with each room offering comfort and style. To conclude the first floor, you will find a well appointed family bathroom providing all of the essentials for your daily routine.

THE GARDENS

To the rear of this property, you will find a great sized patio garden that is the perfect space for family entertainment and summer barbeques. Parking can be found to the front of this property via the driveway.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.62m x 3.43m Lounge
- 3.00m x 2.74m Dining Room
- 2.64m x 2.45m Conservatory
- 6.08m x 2.18m Kitchen
- 2.00m x 0.90m WC

FIRST FLOOR

- Landing
- 3.91m x 3.04m Bedroom One
- 3.51m x 3.04m Bedroom Two
- 2.66m x 2.10m Bedroom Three
- 2.06m x 2.10m 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

- St Peters Catholic Primary School 0.2mile walk
- Kings Leadership Academy 0.3 mile walk
- Woolston Community Primary School 0.5mile walk
- Woolston Neighbourhood Hub 1 mile
- Warrington Town Centre 4 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 18 miles via M62
- Liverpool City Centre 23 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Freehold

Contents, Fixtures and Fittings

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

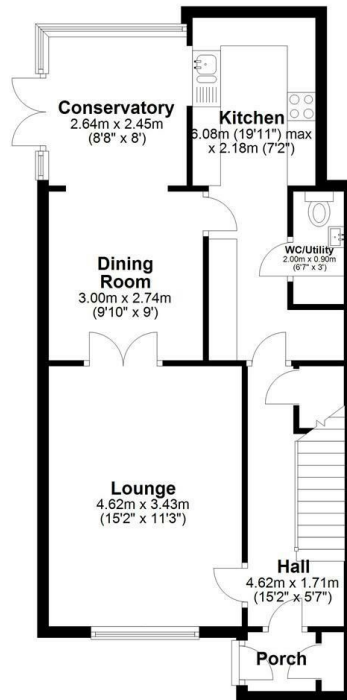




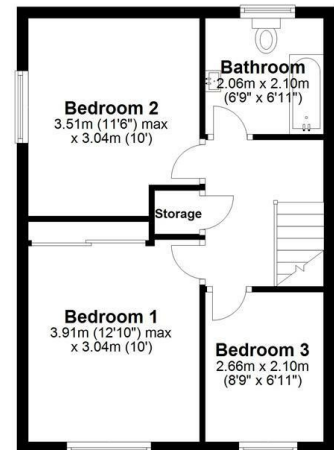
IMPORTANT NOTICE

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. 56.1 sq. metres (604.3 sq. feet)



First Floor
Approx. 39.3 sq. metres (422.7 sq. feet)



Total area: approx. 95.4 sq. metres (1026.9 sq. feet)



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	

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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