



Ellesworth Close, Old Hall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Three Bedrooms
- Driveway Parking
- Great Potential
- Friendly Neighbourhood
- Freehold
- Large Garden
- Close To Schools
- Family Home
- First Time Buyers

DESCRIPTION

Offered for sale with no onward chain and a freehold title, this delightful three bedroom home is the perfect opportunity for a growing family. Nestled in the quiet and friendly neighbourhood of Old Hall, this property provides easy access to local shops and schools.

Upon entering, you'll find a welcoming foyer that leads to the heart of the home. The spacious living room is bathed in natural light, creating a bright and airy ambiance. The open-plan feel of the ground floor seamlessly joins the lounge, kitchen and diner. The kitchen boasts ample counter space and features a separate dining area adding a touch of elegance - perfect for hosting dinner parties or enjoying family meals.

The first floor boasts three bedrooms, each allowing for a flood of natural light to enhance the living space creating a warm and cosy feel. The family bathroom on the upper floor is well-appointed proving all of the necessities for your daily routine.

THE GARDENS

To the rear of the property you will find a large garden with endless opportunities! Whether you're enjoying a barbecue with family or simply lounging in the sunshine, the garden provides a delightful extension of your living space. Parking can be found to the front of the property via the driveway.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.98m x 3.49m Lounge
- 3.06m x 2.18m Dining Room
- 3.06m x 2.19m Kitchen

GARAGE:

- 5.40m x 2.56m Garage

FIRST FLOOR

- Landing
- 2.62m x 4.47m Bedroom One
- 2.41m x 2.54m Bedroom Two
- 2.41m x 1.83m Bedroom Three
- 1.91m x 1.68m Bathroom

SERVICES

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

LOCATION - OLD HALL

The area of Old Hall is perfect for families as it is located conveniently close to Warrington Town Centre, Gemini Business Park and Westbrook Shopping Centre. Local amenities include Marks and Spencer's, IKEA, Asda and an Odeon Cinema as well as having woodland walks such as Sankey Valley Park on the doorstep. Old Hall also boasts easy access to a wide range of transport links within close proximity, making commuting hassle free.

DISTANCES

- Twenty Acre Wood 0.2 mile walk
- Westbrook Centre 1 mile walk
- Warrington Town Centre 3 miles
- Liverpool City Centre 17 miles via M62
- Manchester City Centre 20 miles via M62
- Manchester Airport 22 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

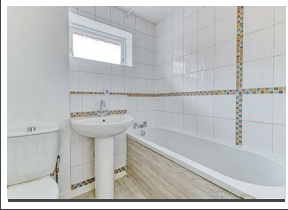
Council Band: C

Tenure: Freehold

Contents, Fixtures and Fittings

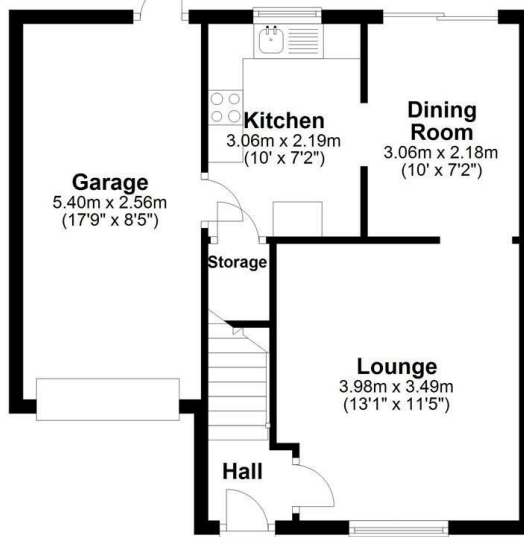
Not included in the asking price. These items may be available under separate negotiation.





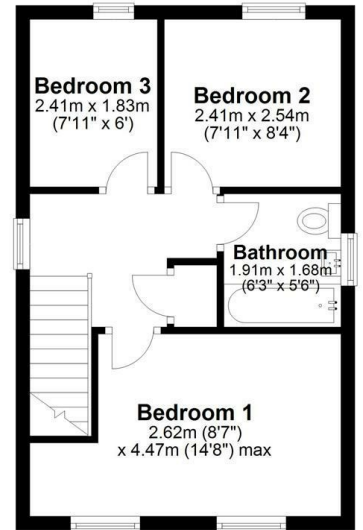
Ground Floor

Main area: approx. 31.9 sq. metres (343.5 sq. feet)
Plus garages, approx. 13.8 sq. metres (148.8 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.5 sq. feet)



Main area: Approx. 63.8 sq. metres (687.1 sq. feet)
Plus garages, approx. 13.8 sq. metres (148.8 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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