



Hillock Lane, Woolston Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi Detached Home
- Growing Family
- Three Bedrooms
- Open Plan Living
- Beautiful Interior
- Well Maintained Garden
- Driveway
- Detached Garage
- Close to Local Amenities
- Close to Schools

DESCRIPTION

This gorgeous and welcoming semi detached home is nestled into the quiet and friendly neighbourhood of Woolston. Celebrating three bedrooms, a beautiful open plan kitchen/diner and family room, as well as a separate lounge. This home boasts immaculate and tasteful interior, making this the perfect home for the growing family.

Entry into this home is via the welcoming hallway, leading you through to the spacious and inviting lounge. The lounge benefits from an open window, allowing the natural light to flow through as well as a beautiful feature fire place. To the back of the home is a wonderful extended open plan kitchen, dining, and family room, making this the perfect space to enjoy family time together. The kitchen benefits from a convenient island as well as access out to the well maintained garden. Home to the first floor is three bedrooms and the modern family bathroom. The property also has planning permission for a further single storey side extension.

GARDEN

This property benefits from a well maintained private rear garden, that has the perfect mixture of lawn and patio. There is also a detached garage which has been converted to a home office. This is a versatile space, that can be used to suit ones needs and also has the added benefit of power and lighting. To the front of the property is driveway parking.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.54m x 3.62m Lounge
- 4.73m x 5.65m Kitchen/Dining/Family Room

FIRST FLOOR

- Landing
- 3.47m x 3.35m Bedroom One
- 3.27m x 3.35m Bedroom Two
- 2.33m x 2.11m Bedroom Three
- 2.20m x 2.11m Bathroom

GARAGE/OFFICE

- 3.25m x 2.85m Office
- 2.36m x 2.97m Garage

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (Via BT)

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, 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: C

Tenure: Leasehold

Contents, Fixtures and Fittings

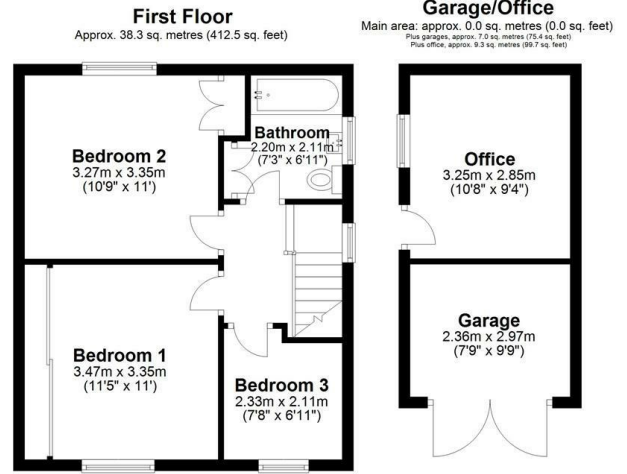
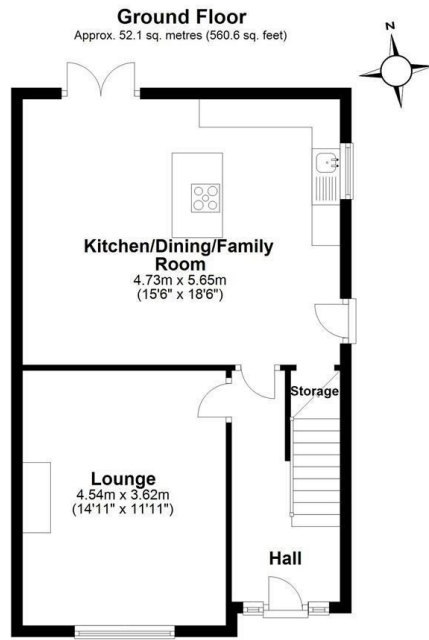
Not included in the asking price. These items may be available under separate negotiation.





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.



Main area: Approx. 90.4 sq. metres (973.1 sq. feet)
Plus garages: approx. 7.0 sq. metres (75.4 sq. feet)
Plus office: approx. 9.3 sq. metres (99.7 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		68	81
(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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