



Cavendish Close, Old Hall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Chain
- Close to Local Amenities
- Parking Available
- Own Entrance
- Ideal Location
- One Bedroom
- Transport Links Nearby
- Investment Opportunity
- Great Walks Nearby
- Large Lounge

DESCRIPTION

A fantastic opportunity for a full renovation/modernisation project. This one bedroom flat is situated in a sought after location of Old Hall, close to local amenities and has fantastic transport links nearby. This property is perfect for someone who is seeking an investment.

Access into this property is via your own entrance into a hallway. Completing this property is the a light and airy lounge, bedroom, , a kitchen area and a bathroom. This home benefits from ample storage throughout. Viewings come highly recommended and is this opportunity is not to be missed.

EXTERNAL

The property benefits from a shared parking area. It is located within a short distance to the local walks through Sankey Valley Park.



SUMMARY OF ACCOMMODATION

FIRST FLOOR

- Entrance Hall
- 3.24m x 4.27m Lounge
- 3.11m x 2.68m Kitchen
- 2.03m x 2.68m Bedroom One
- 2.42m x 1.49m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

LOCATION

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

- Westbrook Old Hall Primary School 0.4mile 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: A

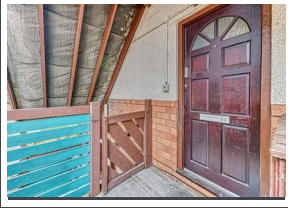
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

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



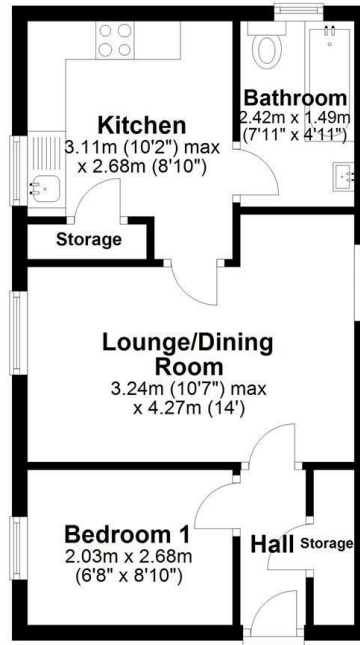


IMPORTANT NOTICE

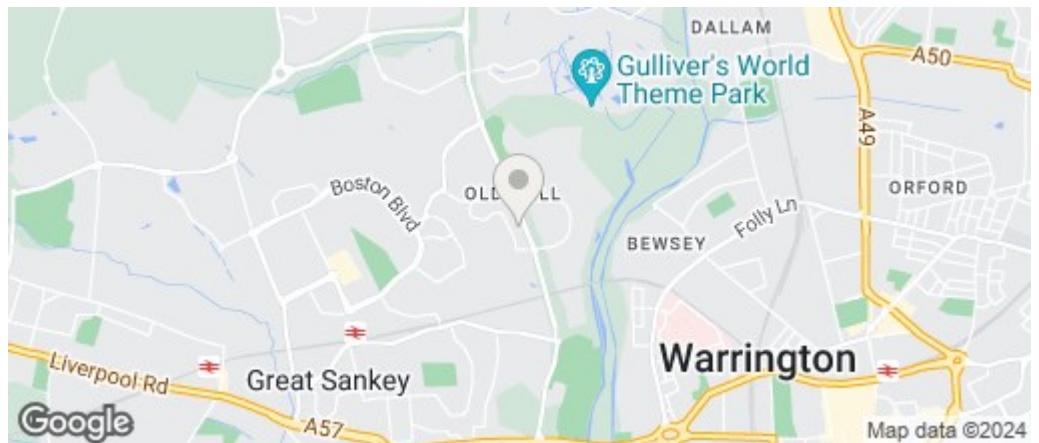
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.

First Floor Apartment

Approx. 33.7 sq. metres (362.6 sq. feet)



Total area: approx. 33.7 sq. metres (362.6 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		55	74
(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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