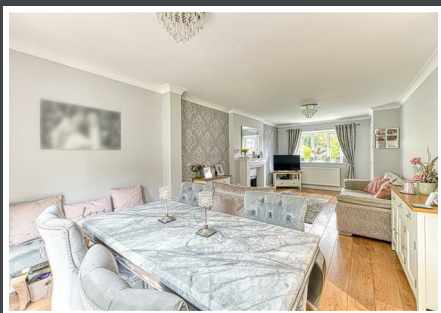




Drake Close, Old Hall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Stunning Living Space
- Family Home
- Double Garage
- Freehold
- Four Bedrooms
- Spacious Kitchen
- Beautifully Presented
- South Facing Garden
- Close to Schools

DESCRIPTION

This beautifully presented detached family home is located in the quiet neighbourhood of Old Hall. Comprising of four generous sized bedrooms, a stunning lounge and dining room, a modern kitchen with integrated appliances, as well as a south facing garden,. This property is close to local schools and amenities, and is a perfect family home.

Entry is via the welcoming hallway, leading into the beautifully presented lounge and dining room, oozing elegance and charm whilst showcasing a fabulous electric fire. From the dining room the patio doors provide access to the well manicured south facing garden. Following the natural flow of the house, the spacious kitchen benefits from integrated appliances and a modern feel throughout. Completing the downstairs there is a play room, which is a versatile space to suit ones needs. Home to the first floor is four generous sized bedrooms, and a family bathroom. Bedroom one also has the added benefit of an en-suite.

GARDEN

This family home enjoys a very well maintained south facing garden. This garden is mainly laid to lawn, and also celebrates a patio area which is a great space for outdoor furniture and entertaining guests in the summer months. To the front of the property there is driveway parking for multiple cars, and behind the gates there is a fantastic double garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 7.43m x 3.34m Lounge/Dining Room
- 4.92m x 4.14m Kitchen
- 2.75m x 2.75m Play Room
- 1.51m x 1.00m WC

FIRST FLOOR

- Landing
- 4.76m x 2.72m Bedroom One
- 1.49m x 2.72m En-suite
- 4.07m x 2.49m Bedroom Two
- 3.29m x 2.49m Bedroom Three
- 2.09m x 1.82m Bedroom Four
- 1.49m x 1.98m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (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

- 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: D

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

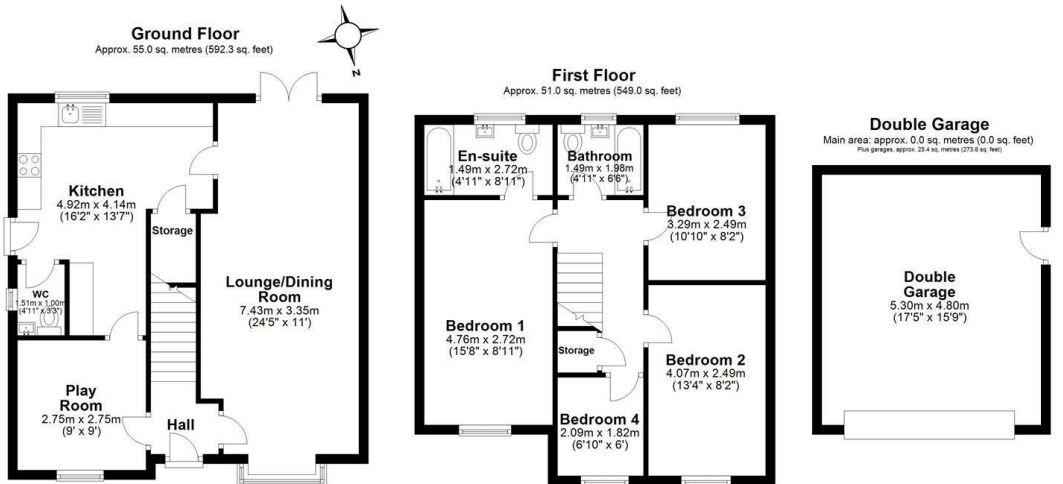
Not included in the asking price. These items may be available under separate negotiation.





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.



Main area: Approx. 106.0 sq. metres (1141.3 sq. feet)
Plus garages, approx. 25.4 sq. metres (273.8 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



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070