



Cabot Close, Old Hall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Amazing Potential
- Detached Bungalow
- Three Bedrooms
- Cul-de-Sac
- Driveway Parking
- Garage
- Beautiful Garden
- Single Level Living
- Close To Amenities

DESCRIPTION

Offered for sale with no onward chain, we present this charming three bedroom bungalow situated in the serene neighbourhood of Old Hall. This bungalow offers an inviting retreat with perfect convenience providing easy access to local shops and amenities.

As you arrive at the property, you will find a driveway and private garage. Entry to the property is granted via the hallway, providing access to all areas of this home. To the right of the hallway, you will find a spacious open plan lounge/diner flooded with array of natural light bursting through the rear patio doors. This space features neutral décor and an electric fire perfect for adding a sense of warmth in the winter months. Adjacent to this, you will find the kitchen which boasts ample counter space ideal for meal preparation. The bungalow features three bedrooms, each offering a peaceful retreat for rest and relaxation. The property concludes with a family bathroom providing all of the necessities for your daily routine.



THE GARDENS

Step outside to discover a private backyard oasis, perfect for enjoying morning coffee or evening barbecues with family and friends. This spacious garden offers plenty of space for gardening or outdoor activities, providing a serene escape from the hustle and bustle of daily life.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 6.23m x 3.97m Lounge/Dining Room
- 2.65m x 2.96m Kitchen
- 3.36m x 3.03m Bedroom One
- 2.82m x 3.03m Bedroom Two
- 2.40m x 2.72m Bedroom Three
- 2.65m x 2.12m Bathroom
- 5.46m x 2.73m GARAGE

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

- Gemini Retail Park 1 mile
 - Great Sankey Neighbourhood Hub 2 miles
 - Warrington Town Centre 3 miles
 - Liverpool City Centre 17 miles via M62
 - Manchester Airport 22 miles via M56
 - Manchester City Centre 21 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.



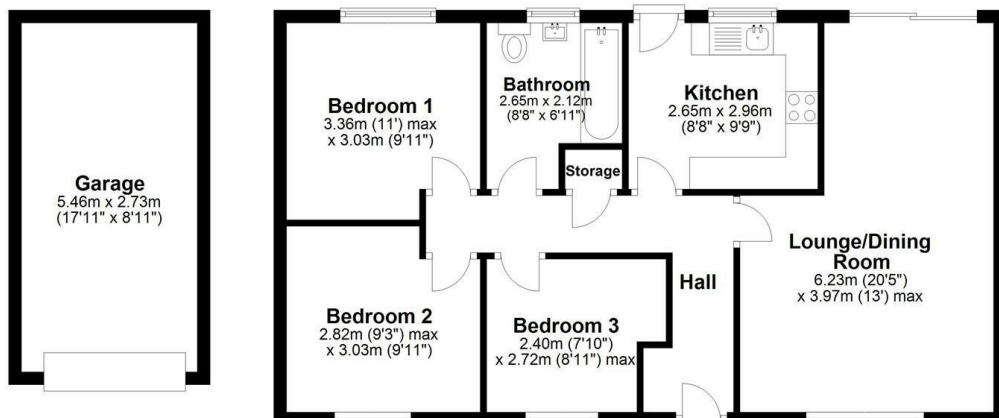


IMPORTANT NOTICE

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.

Ground Floor

Main area: approx. 68.3 sq. metres (734.7 sq. feet)
Plus garages, approx. 14.9 sq. metres (160.4 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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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