



# Warrington Road, Bold Heath Widnes, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Detached Family Home
- Expertly Designed
- Gated Entrance
- Immaculately Maintained
- Beautifully Presented
- Six Bedrooms
- High Specification
- Stunning Garden
- Freehold
- Integral Garage

## DESCRIPTION

An exceptional and thoughtfully designed property offering a truly stunning family home with six bedrooms and a beautifully modern interior. Showcasing high specification fittings and modern features throughout along with a delightful, well manicured garden and a gated entrance for privacy. This home is presented to the highest of standards and offers the perfect balance of luxury and comfort.

Upon entering, this exquisite property offers an abundance of natural light flowing through the spacious entrance hall whilst showcasing a glass fronted balcony landing. Each room is generously proportioned, providing ample space throughout for relaxation and entertainment. The heart of this home is the beautifully bright kitchen/dining room where the attention to detail in the design is evident, from the premium flooring and stunning feature windows to the high specification appliances. A perfect space for culinary adventures and hosting gatherings. Completing the downstairs is the fully serviced utility room and convenient WC.

With six generously sized bedrooms and three bathrooms, including a lavish master suite, this home offers ultimate comfort. The master suite features a Juliette Balcony, an En-suite bathroom, and a dressing area, providing a serene retreat.

## GARDEN

Step outside to a beautifully landscaped garden with an array of eye-catching greenery and flowers, a perfect oasis for relaxation and outdoor activities. The garden offers ample space for children to play, gardening enthusiasts to thrive, and the potential for a garden room at the rear. To the front of the property, there is a gated driveway for privacy, allowing parking for up to four vehicles and access into the integral garage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.75m x 4.00m Lounge
- 6.02m x 6.06m Kitchen/Dining/Family Room
- 5.11m x 3.66m Dining Room
- 1.79m x 2.75m Utility Room
- 4.90m x 4.07m Garage
- 0.89m x 2.75m WC

### FIRST FLOOR

- Landing
- 4.83m x 3.52m Bedroom One
- 2.23m x 2.73m En-suite
- 2.01m x 2.73m Dressing Room
- 3.35m x 4.00m Bedroom Two
- 1.66m x 2.11m En-suite
- 4.57m x 4.07m Bedroom Three
- 3.50m x 3.66m Bedroom Four
- 2.80m x 2.11m Bathroom
- 2.47m x 2.76m Bedroom Seven

### SECOND FLOOR

- 5.30m x 4.98m Bedroom Five
- 5.30m x 5.08m Bedroom Six

## SERVICES

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

## LOCATION - BOLD HEATH

Bold Heath is a hamlet and rural area located in the civil parish of Bold in St Helens. This attractive location lies on the A57 road and is historically part of Lancashire, bordering the popular residential areas of Great Sankey, St Helens and Widnes. Bold Heath is the former site of Bold Hall and the original pillars of the gate for the main entrance can still be seen on the grounds of Mersey Valley Golf Club, just a few minutes walk away from this property. Bold Hall was the home of the ancient family of Bolde, who settled before the Norman Conquest and ran the estate for hundreds of years.

## DISTANCES

- Mersey Valley Golf Club 2 minute walk
- M62 Junction 7 1 mile
- Great Sankey Neighbourhood Hub 2 miles
- Widnes Shopping Park 3 miles
- Warrington Town Centre 4 miles
- Liverpool City Centre 13 miles via M62
- Manchester Airport 23 miles via M56
- Manchester City Centre 23 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** St Helens  
**Council Band:** G  
**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 prospective purchasers 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.



Total area: approx. 277.6 sq. metres (2988.5 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			91
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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

82 London Road, Stockton Heath, Warrington, Cheshire, WA4 6LE  
Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070