



Nottingham Close, Woolston Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Extended
- Inviting Garden
- Off-Road Parking
- Family Friendly Location
- Four Bedrooms
- Orangery
- Garage/Workshop
- Freehold Title
- Kings Leadership Academy

DESCRIPTION

An extended detached family home, located in an attractive and family friendly neighbourhood of Woolston. Showcasing four bedrooms, substantial off-road parking, a lovely garden and ample living space. This property is ideally positioned in a quiet spot at the end of the cul-de-sac and boarding local woodland whilst being nearby to King Leadership Academy and the neighbourhood hub, providing a well-rounded community experience whilst commuting is a breeze with great motorway links nearby.

Upon entering, you are guided through the welcoming hall showcasing solid oak flooring with flows through the ground floor. The large lounge featuring a bay window and double doors allows an effortless flow into the dining room and from here you can enter the beautifully bright orangery which overlooks the lovely garden, creating a peaceful retreat and relaxing area from the hustle and bustle of busy family life. The kitchen offers ample storage and is well equipped with appliances along with a convenient breakfast area, ideal for busy family mornings. This additional space is ideal for a utility area and features double French doors opening into the garden.

Upstairs is home to four good sized bedrooms with bedroom one offering built-in wardrobes and bedroom two providing a walk-in wardrobe area or the option for a further bathroom. The family bathroom is ideally positioned with dual entry, allowing additional convenience for all family members and guests.



GARDEN

This property occupies an attractive plot with the option for further extension, subject to permissions being granted. The rear garden is a fabulous outdoor space mainly laid to lawn with a patio seating area accessed from the kitchen, creating the perfect setting for entertaining and alfresco dining. To the front, there are two driveways offering substantial off-road for all family members.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.38m x 3.78m Lounge
- 2.65m x 3.82m Dining Room
- 8.33m x 3.27m Kitchen/Breakfast Room
- 2.66m x 3.78m Orangery
- 1.89m x 1.11m WC
- 4.66m x 3.64m Garage/Workshop

FIRST FLOOR

- Landing
- 4.99m x 3.12m Bedroom One
- 4.98m x 2.14m Bedroom Two
- 3.11m x 2.73m Bedroom Three
- 3.19m x 2.10m Bedroom Four
- 1.66m x 2.66m Bathroom
- 1.69m x 1.35m Dressing area/En-suite

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)

LOCATION - WOOLSTON

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

- St Peters Catholic Primary School 3 minute drive
- Kings Leadership Academy 4 minute drive
- Woolston Community Primary School 4 minute drive
- Woolston Neighbourhood Hub 3 minute drive
- Warrington Town Centre 4 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 18 miles via M62
- Liverpool City Centre 23 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington

Council Band: C

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

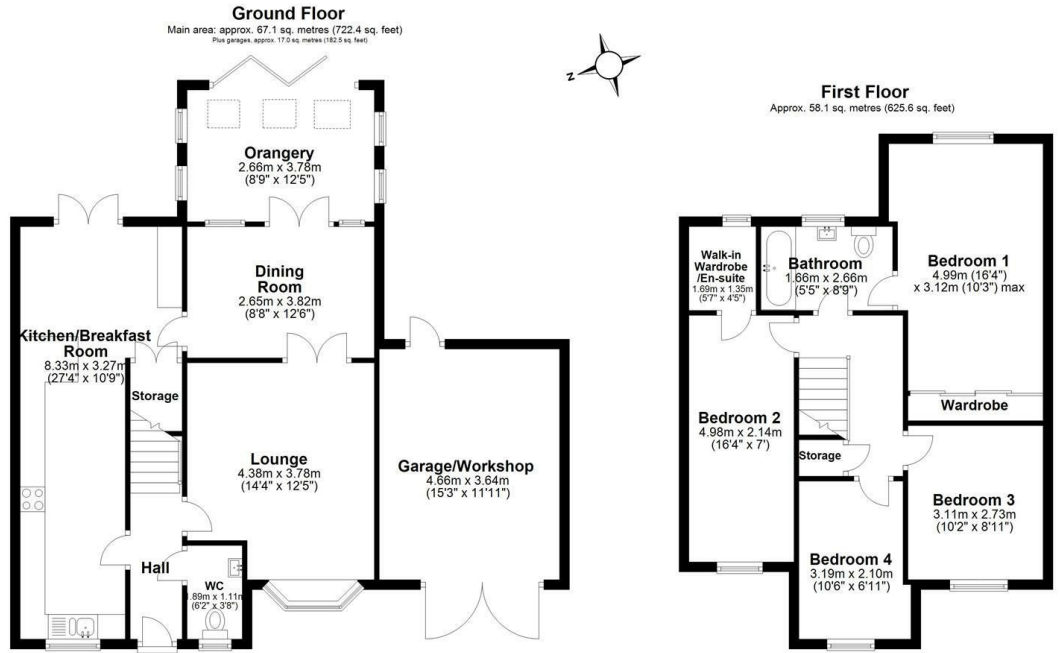
Not included in the asking price. These items may be available under separate negotiation.



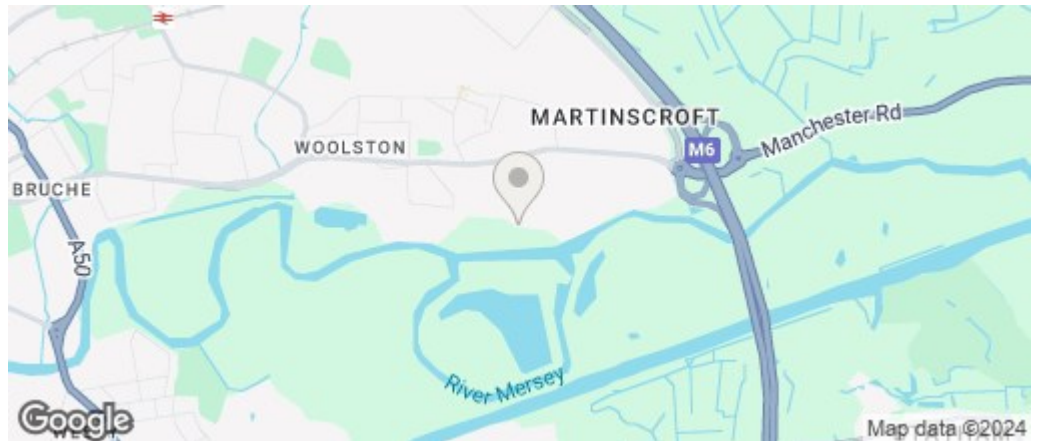


IMPORTANT NOTICE

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. 125.2 sq. metres (1348.0 sq. feet)
Plus garages: approx. 17.0 sq. metres (182.5 sq. feet)



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