



Berkshire Drive, Woolston Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi Detached
- No Onward Chain
- Three Bedrooms
- Fantastic Plot
- Ample Living Space
- Abundance of Potential
- Private Garden
- Garage
- Close to Schools
- Close to Amenities

DESCRIPTION

With no onward chain, and open to negotiations, we present this delightful semi-detached property, conveniently situated in Woolston and within close proximity to excellent schools. Boasting three bedrooms, two reception rooms which offer ample living space, this home boasts potential for personalisation and is a rare find that promises a bright future for its new owners. This property is perfect for the growing family and not one to be missed.

As you step into the home, you are greeted by the porch, which leads you into the spacious lounge. That not only provides a warm and welcoming atmosphere but also offers views of the low-maintenance garden, perfect for relaxing or entertaining guests. The property's layout is thoughtfully designed to cater to both family living and social gatherings, making it a versatile space to call your own. The kitchen/dining room is set to the back of the house along with an additional sitting room. Completing the ground floor is a WC and entry to the garage. Home to the first floor is three bedrooms, and a well equipped bathroom. All three bedrooms offer built in wardrobes.

GARDEN

This property is sat on a fantastic plot, and enjoys a low maintained paved private garden. To the front of the property is driveway parking and a garage. This home offers endless possibilities to transform it into your dream home. Whether you envision a vibrant garden oasis, a tranquil outdoor retreat, or a stylish modern space, the canvas is yours to paint.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 7.04m x 3.38m Lounge
- 4.85m x 2.92m Kitchen/Dining Room
- 3.55m x 2.12m Sitting Room
- 1.60m x 1.18m WC
- 3.58m x 2.39m Garage

FIRST FLOOR

- Landing
- 3.87m x 3.08m Bedroom One
- 2.57m x 3.08m Bedroom Two
- 2.72m x 1.94m Bedroom Three
- 3.76m x 2.53m Bathroom

SERVICES

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

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

- Kings Leadership Academy 5 minute walk
- Padgate Train Station 30 minute walk
- Woolston Community Primary School 1 mile drive
- Warrington Town Centre 4 mile drive
- Manchester Airport 14 miles via M56
- Manchester City Centre 19 miles via M56
- Liverpool City Centre 23 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

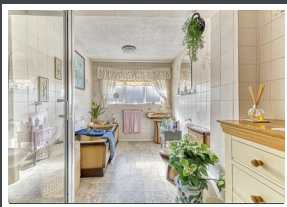
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

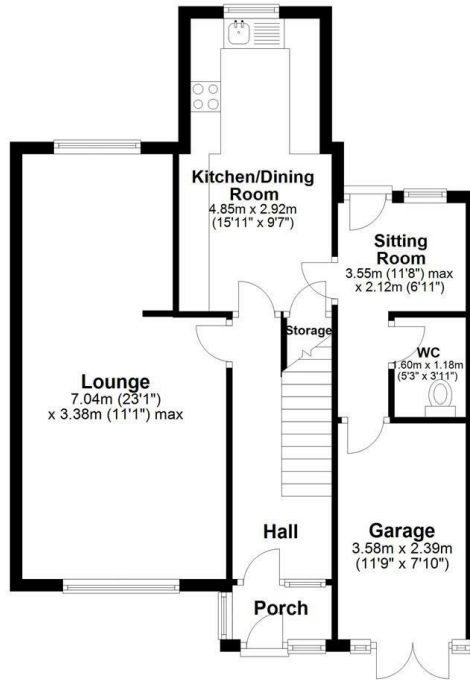
Not included in the asking price. These items may be available under separate negotiation.





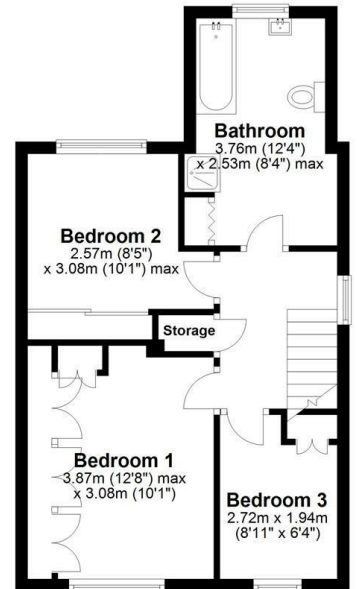
Ground Floor

Main area: approx. 50.8 sq. metres (547.3 sq. feet)
Plus garages, approx. 8.6 sq. metres (92.1 sq. feet)

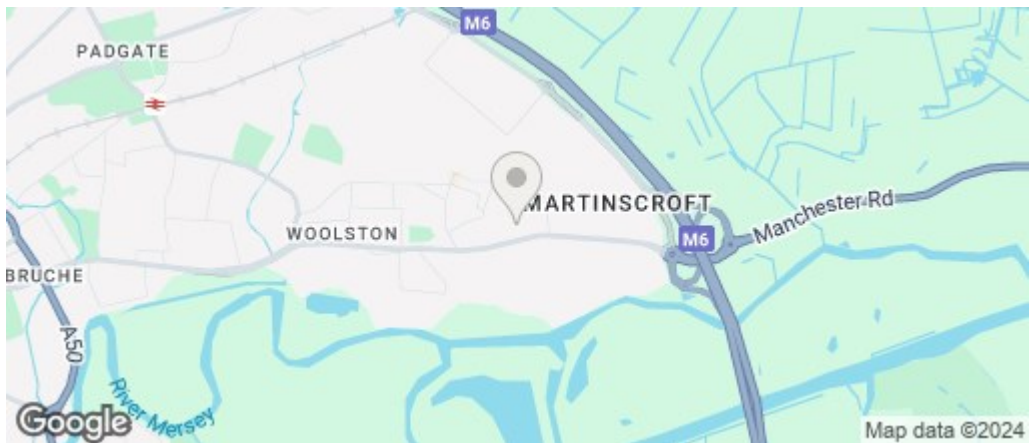


First Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



Main area: Approx. 91.7 sq. metres (987.5 sq. feet)
Plus garages, approx. 8.6 sq. metres (92.1 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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