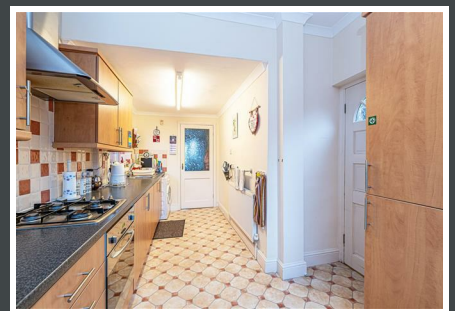




# Worsley Road, Walton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Modernisation Opportunity
- Semi-Detached
- Fantastic Location
- Near To Local School
- Good Sized garden
- Three Bedrooms
- No Onward Chain
- Extended Kitchen
- Investors
- Close To Stockton Heath

## DESCRIPTION

Offered for sale with no onward chain, we present a fantastic opportunity to purchase this ideally located property. Boasting three bedrooms, this semi-detached home is perfectly positioned in the heart of Walton, within walking distance of Stockton Heath Village and local amenities. Providing two reception rooms, an inviting garden and ample modernisation potential, this home is not to be missed!

Access into this lovely property is via the welcoming hallway, leading you through to the dining room with sliding doors opening into the garden, creating an ideal entertaining space. The lounge benefits from lots of natural light flowing through the large bay window and is opened up by double doors through to the dining room. The kitchen is positioned to the rear of the property offering views into the garden. The first floor provides three good sized bedrooms and a convenient shower room.

## GARDEN

This property boasts a well presented and low maintenance rear garden with a mixture of lawn and patio, perfect to be enjoyed during the the warm summer nights ahead. There is outdoor storage positioned to the rear of the garden along with external access into the communal walk-way. There is also ample on-road parking to the front of the property.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 3.40m x 3.87m Lounge
- 4.00m x 3.66m Dining Room
- 5.35m x 2.63m Kitchen
- 1.21m x 0.75m WC

### FIRST FLOOR

- Landing
- 4.09m x 3.50m Bedroom One
- 3.43m x 3.50m Bedroom Two
- 2.41m x 2.02m Bedroom Three
- 2.43m x 2.02m Shower Room

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Mains Water
- Broadband Availability: Up to 67Mb (Via BT)

## LOCATION - WALTON

This urban sanctuary sits around Walton Gardens, home to 32 acres of beautiful parkland. Once home to the Greenall brewing magnates, Walton hall was originally built in 1938. The estate is now open to the public and houses plenty of family amenities, including a children's zoo and park. The area benefits from handy shops, cosy pubs and a golf course, making it an ideal rural suburb. Plus, Walton falls into the catchment for some of Warrington's most-highly regarded schools, making it a sought-after location for families. Thanks to its leafy setting, the area attracts those looking for a well-connected countryside retreat. The meandering canal paths and parkland provide the perfect place for lazy picnics or hikes for the more actively inclined.



## DISTANCES

- Stockton Heath 10 minute walk
- Walton Gardens 25 minute walk
- Warrington Town Centre 1.6 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 21 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.

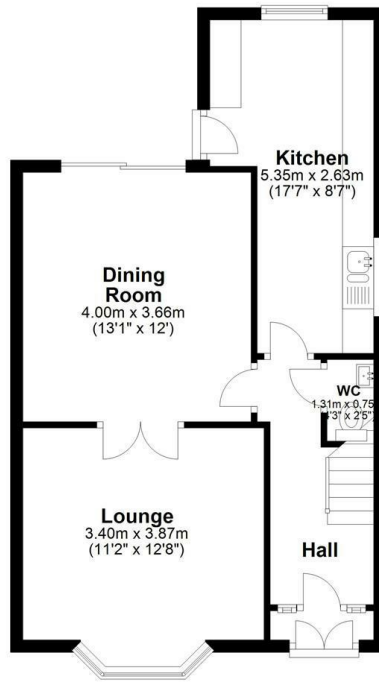




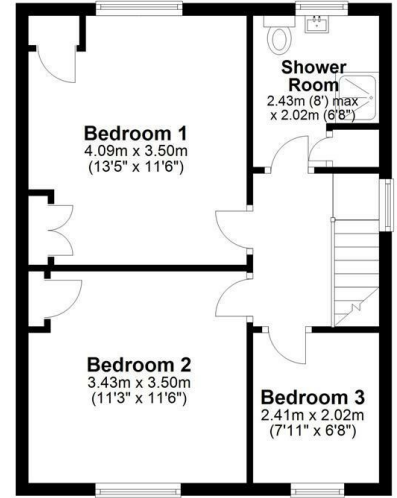
## IMPORTANT NOTICE

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.

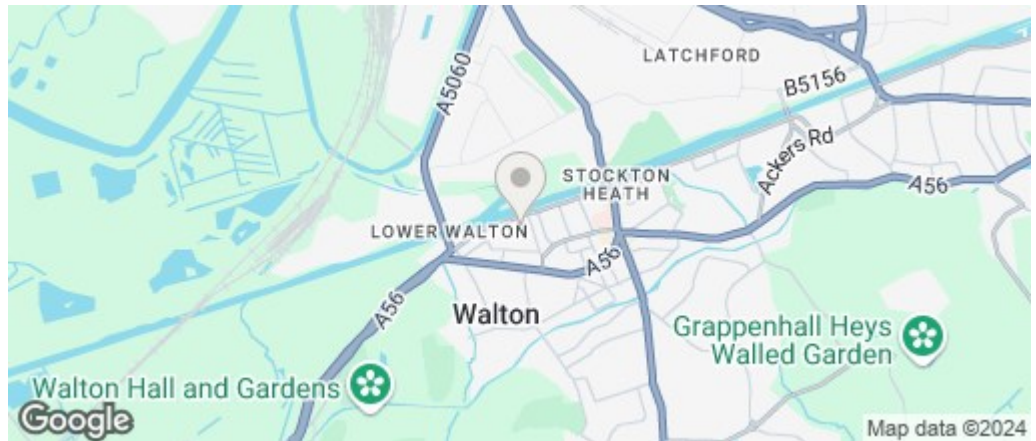
**Ground Floor**  
Approx. 48.9 sq. metres (526.3 sq. feet)



**First Floor**  
Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 91.5 sq. metres (985.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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



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