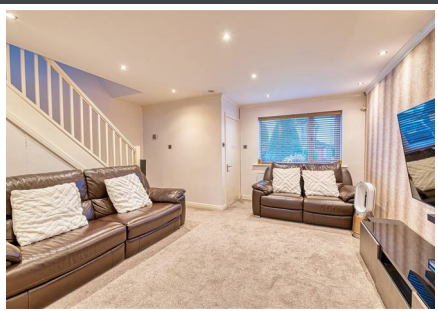




Lincoln Close, Woolston,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Close To Credited Schools
- Driveway Parking
- Freehold Title
- Lovely Rear Garden
- Detached Build
- Three Bedrooms
- Extension Potential (STP)
- Modern Decor
- Conservatory

INTERIOR

Nestled in the quiet, family-friendly neighborhood of Woolston, this beautiful three-bedroom detached home offers modern living with a touch of warmth and charm. The spacious lounge boasts natural light from large windows, while the open-plan kitchen and dining area, complete with sleek fittings and integrated appliances, is perfect for entertaining and family dining. Upstairs, three well-proportioned bedrooms provide ample storage and comfort for a busy family life. A contemporary family bathroom completes the upper level providing all of the necessities for your daily routine. To the rear of the property you will find a large private garden - a safe space for children and pets to play. The property also boasts a driveway and is conveniently located near highly regarded schools, including Kings Leadership Academy and St Peter's Primary. It's an ideal choice for families seeking excellent education options for their children right on their doorstep. Ready to move in, this home promises comfort and style. Don't miss the opportunity to make it yours!

GARDEN

To the rear of the property you will find a large private garden featuring lush greenery, mature trees and a separate paved area for al-fresco dining. In addition, there is ample square footage for extension potential (STP) with previous full planning being granted for a part two storey and part single storey extension to side.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 500Mb (Via BT)



LOCATION

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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





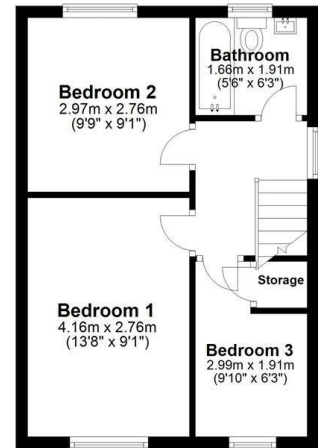
IMPORTANT NOTICE

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.

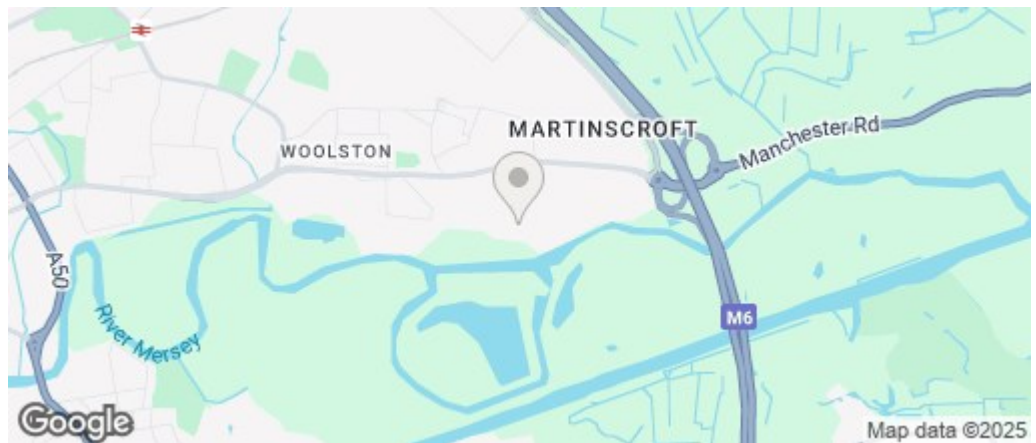
Ground Floor
Approx. 43.7 sq. metres (469.9 sq. feet)



First Floor
Approx. 34.5 sq. metres (371.5 sq. feet)



Total area: approx. 78.2 sq. metres (841.4 sq. feet)



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