



# Gorse Lane, Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Generous Plot
- Four Bedrooms
- Extension Potential (STTP)
- Great Transport Links
- Traditional Features
- Double Fronted Terrace
- Freehold Title
- Central Location
- Ample Off-Road Parking
- Limitless Potential

## INTERNAL

Stepping inside, you'll immediately appreciate the sense of space this property provides. The high ceilings and large bay windows flood the rooms with natural light. A lovely addition to this home is the open kitchen/dining area which flows naturally into the generously-sized reception rooms, ideal for family living and for entertaining. This home also showcases a separate dining room, perfect as a snug or children's play room and a utility area as an extension of the kitchen which leads to a convenient downstairs bathroom.

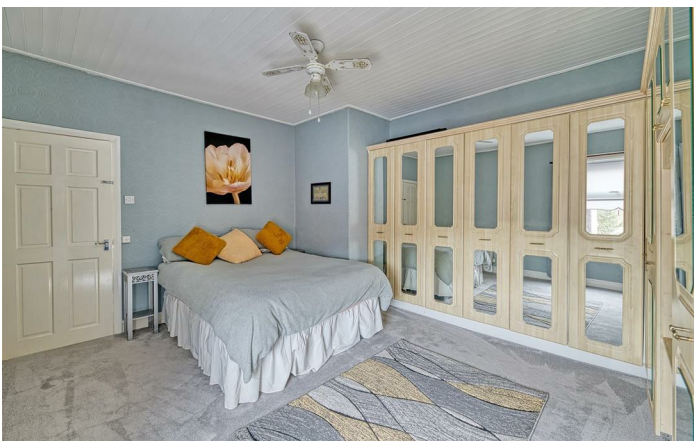
Upstairs, the property offers spacious bedrooms and a family bathroom, perfect for growing families or those who desire extra room for guests or a home office. Situated close to local amenities, transport links, and schools, this is an ideal opportunity for those seeking a versatile property with room to grow!

## GARDEN

One of the standout features of this home is its expansive side plot, which is an increasingly rare find in such a central location. This space offers limitless potential—whether you're looking to extend the existing home, create additional parking, or even explore development opportunities (subject to planning permission). For tradespeople, business owners, or those with multiple vehicles, the ample outdoor space provides an ideal solution for secure storage, parking, or workshop facilities.

## SERVICES

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



## LOCATION

This property is in a district which is located just a stone's throw from Warrington Town Centre. Its convenient location makes it a popular area, especially for those who work in the centre of town. The area is home to a range of properties from apartments to larger homes for family living. Residents benefit from the great amenities the town centre has to offer including high street stores, restaurants and bars. The property is ideally placed for a range of schools and great transport connections. Warrington Bank Quay and Central train stations are both within walking distance and the M62 is under 3 miles away.

## GENERAL INFORMATION

**Local Authority:** Warrington

**Council Band:** C

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

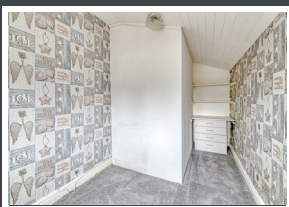
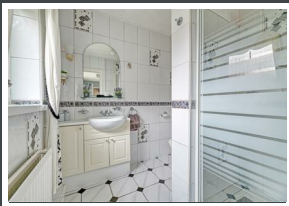
Not included in the asking price.

Items may be available under separate negotiation.



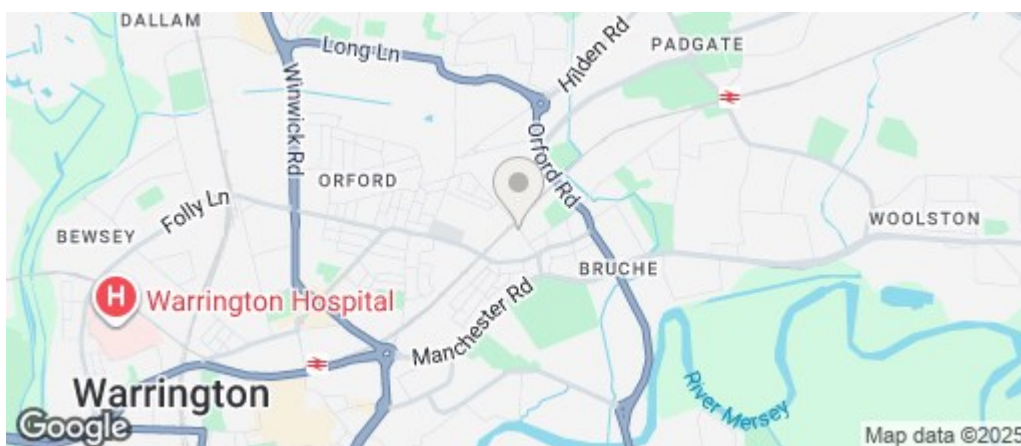






## IMPORTANT NOTICE

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
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



**Mark Antony**  
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070