



Tasman Close, Old Hall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Bungalow
- Freehold Title
- Extended
- Detached Garage
- Large Plot
- Quiet Position
- Beautiful Garden
- Generous Driveway
- Two Double Bedrooms
- Conservatory

INTERNAL

Inside, the home features a spacious and light-filled layout, with a welcoming and generous-sized lounge providing a fantastic area for evenings at home or family gatherings. The well-appointed kitchen/dining room offers ample storage and cabinetry space along with double French doors opening into the garden. A standout feature of the home is the conservatory, a tranquil space to enjoy the garden views all year round. Whether used as a dining area, sunroom, or additional lounge, it seamlessly connects indoor and outdoor living. Completing this charming home is the family bathroom.

GARDEN

The property is set on a large plot, bordering local woodland and showcasing beautifully maintained gardens, featuring lush lawns, mature shrubs, and seating areas perfect for outdoor dining or unwinding in nature. The generous space also offers potential for further extensions (Subject to permissions) or landscaping enhancements. The large driveway offers ample parking and the detached garage is perfect for additional storage.

SERVICES

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



LOCATION

The area of Old Hall is perfect for families as it is located conveniently close to Warrington Town Centre, Gemini Business Park and Westbrook Shopping Centre. Local amenities include Marks and Spencer's, IKEA, Asda and an Odeon Cinema as well as having woodland walks such as Sankey Valley Park on the doorstep. Old Hall also boasts easy access to a wide range of transport links within close proximity, making commuting hassle free.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

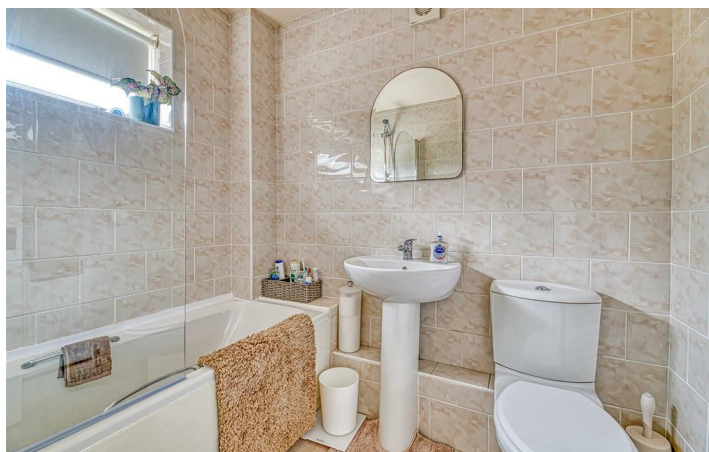
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

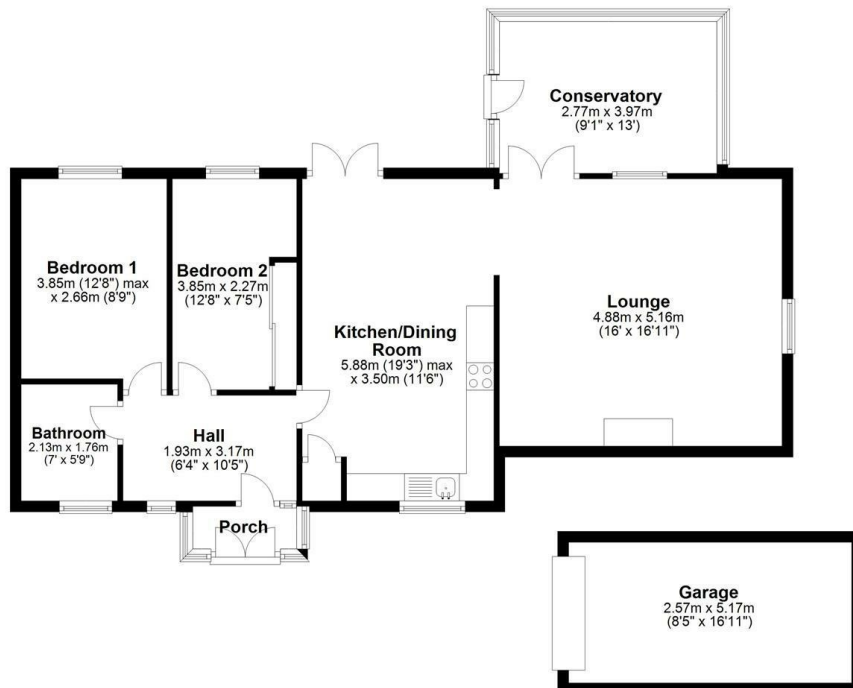




IMPORTANT NOTICE

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
Main area: approx. 89.3 sq. metres (961.6 sq. feet)
Plus garages, approx. 13.3 sq. metres (142.9 sq. feet)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		85
(81-91) B		
(69-80) C		68
(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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