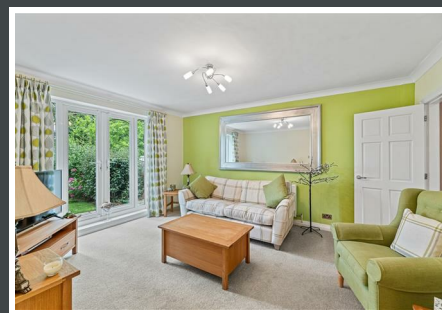
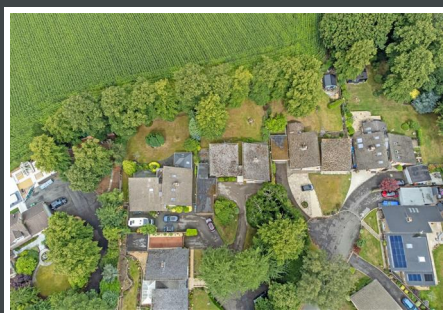
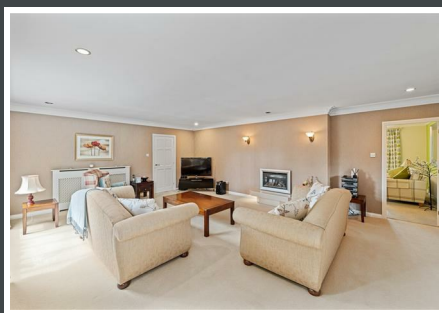




Old Hall Close, Higher Walton Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- Freehold Title
- Triple Garage
- Sought-After Location
- Beautifully Presented
- Private Secluded Garden
- Driveway Parking
- Single Level Living
- Three Reception Rooms
- Expansive Plot

INTERIOR

Now available to view, we proudly welcome to market, this beautifully presented three-bedroom detached bungalow in the sought-after location of Higher Walton. This property offers a rare combination of style, comfort, and privacy. Set on a generous plot, the property enjoys a peaceful position with no direct overlooking from neighbouring homes, creating a sense of seclusion while still being close to local amenities. The property benefits from single-level living, making it practical and accessible for all of the family to enjoy. A welcoming entrance hall greets you on arrival and provides access to all areas of the home, enhancing the flow and convenience of the layout.

To the rear of this home is a bright and airy lounge that enjoys charming views over the surrounding gardens, creating the perfect space for family relaxation. An additional reception room offers versatility, ideal as a children's playroom, home office, or snug. The ground floor is further enhanced by a traditional kitchen, complete with ample storage, generous work surfaces, and a warm, inviting atmosphere that's perfect for family dining. Three well-proportioned, tastefully decorated bedrooms provide comfortable accommodation, complemented by a stylish contemporary bathroom and a convenient En-suite.



GARDENS

This delightful garden offers a wonderful sense of privacy and security, enclosed by mature hedges and an array of established trees. The generous lawn is complemented by vibrant shrubs and seasonal blooms, creating a colourful backdrop. With an open outlook across neighbouring fields, it provides a peaceful and picturesque setting, perfect for relaxing, entertaining, or simply enjoying the beauty of nature.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.65m x 6.96m Lounge
- 4.48m x 3.63m Family Room
- 4.48m x 3.18m Kitchen
- 3.93m x 2.27m Utility Room/Dressing Area
- 2.22m x 1.77m Shower Room
- 2.22m x 1.80m En-Suite
- 4.97m x 3.60m Bedroom One
- 3.32m x 3.60m Bedroom Two
- 3.64m x 2.94m Bedroom Three

GARAGE

- 9.48m x 5.15m Garage



SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via BT)

LOCATION - WALTON

This urban sanctuary sits around Walton Gardens, home to 32 acres of beautiful parkland which is 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. 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.

DISTANCES

- Walton Gardens 1 minute walk
- Walton Hall Golf Club 6 minute walk
- Stockton Heath Village 1 mile walk
- Junction 11 M56 5 minute Drive
- Warrington Town Centre 2 miles
- Manchester Airport 17 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 20 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: F
Tenure: Freehold
(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.



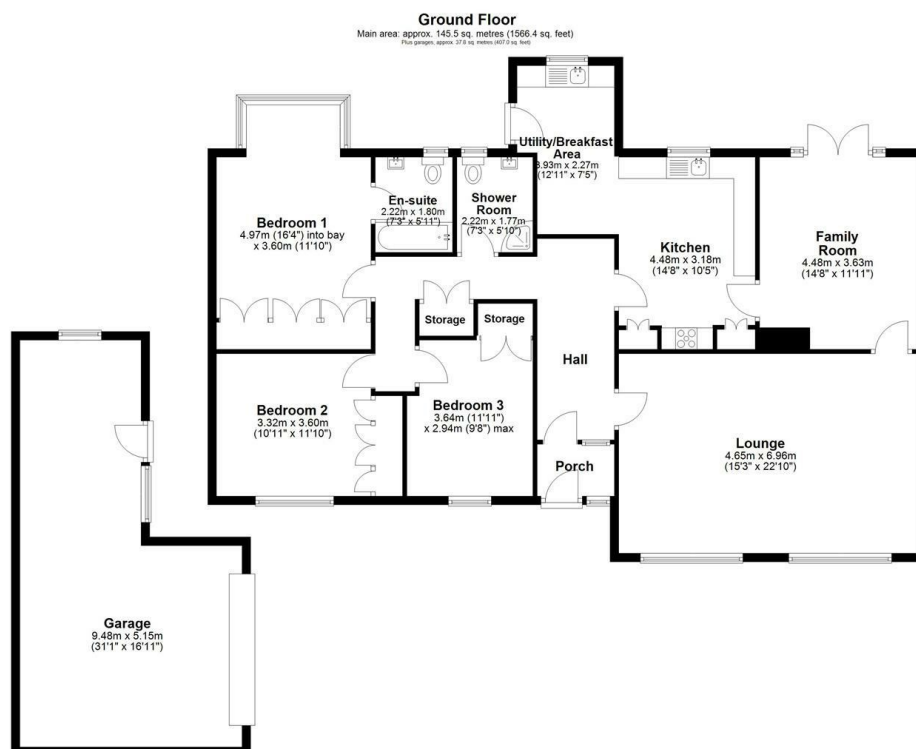




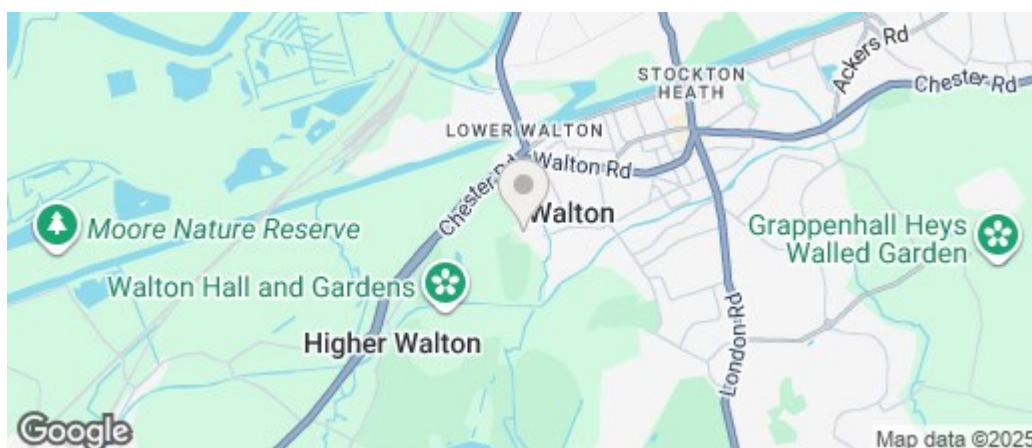


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers 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.



Main area: Approx. 145.5 sq. metres (1566.4 sq. feet)
Plus garages: approx. 37.8 sq. metres (407.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
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	

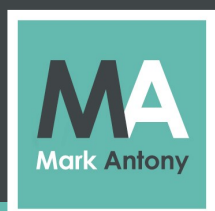
VIEWING ARRANGEMENTS

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



Mark Antony
SALES & LETTING AGENTS

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