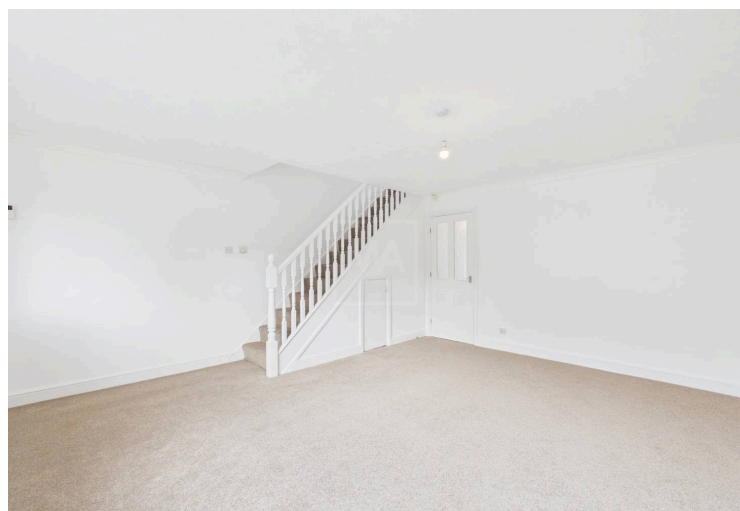




Livingstone Close, Old Hall Warrington, Cheshire

Semi Detached • Freehold Title • Three Bedrooms • Private Garden • Driveway Parking • Excellent Location •
Move In Ready • Close To Local Amenities • Modern Bathroom • Excellent Transport Links



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SALES & LETTING AGENTS



INTERIOR

A welcoming porch opens into a spacious, light-filled lounge, offering plenty of room for comfortable living alongside useful downstairs storage.

Continuing through the home, you'll find a generous kitchen and dining area. The kitchen is fitted with a range of cabinetry, providing ample storage and worktop space, while the adjoining dining area creates a sociable space for everyday meals and entertaining. Sliding doors open directly onto the garden, making it easy to enjoy seamless indoor-outdoor living during the warmer months.

Upstairs, the property offers three well-proportioned bedrooms, all served by a modern three-piece bathroom suite. With its generous living spaces, practical layout and direct access to the garden, this home offers a welcoming and versatile setting for modern family life.



EXTERIOR

The property benefits from a generously sized, private rear garden, featuring a paved patio area ideal for outdoor seating and entertaining. A well-maintained lawn provides plenty of space for families and outdoor activities, while mature planting and established borders add a sense of privacy. The garden is fully enclosed by fencing and also benefits from a useful timber shed, providing excellent additional storage. To the front, the property sits perfectly within a cul-de-sac and benefits from an attractive front garden as well as ample off road parking.



LOCATION

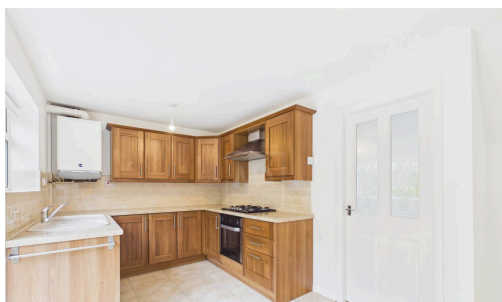
The area of Old Hall is perfect for families as it is located conveniently close to Warrington Town Centre, Gemini Business Park and Westbrook Shopping Centre. Local amenities include Marks and Spencer's, IKEA, Asda and an Odeon Cinema as well as having woodland walks such as Sankey Valley Park on the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

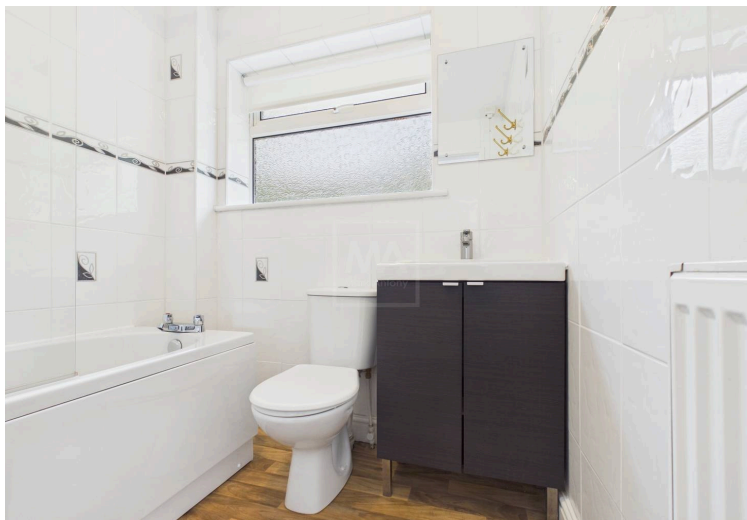
GENERAL INFORMATION

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C







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VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



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