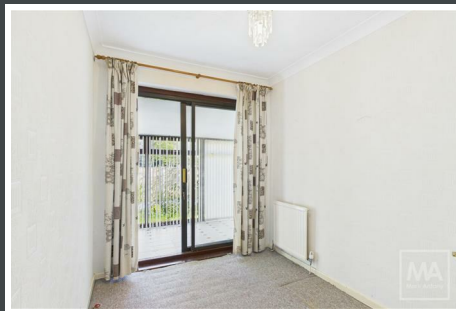




# Hudson Close, Old Hall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached Bungalow
- Summer Room
- Quiet Cul-De-Sac
- Outdoor Storage
- Desired Location
- Three Bedrooms
- No Onward Chain
- Garage
- Ample Potential
- Bordering Local Woodland

## INTERNAL

Nestled in the peaceful corner of a quiet cul-de-sac, this three bedroom bungalow offers a rare opportunity to create your dream home. While some modernisation is needed, the property is brimming with potential and just waiting for a touch of love to bring it to life. With a spacious lounge and a versatile layout, this home is ready for a fresh vision and new beginnings. You can also enjoy the added bonus of a generous-sized and beautifully bright summer room, overlooking the delightful garden, perfect for relaxing or entertaining. The kitchen is positioned to the front of the home and offers space for a breakfast area whilst allowing entry into the garden.

## GARDEN

This outdoor space borders local woodland and wraps around the property, offering a lovely rear garden overlooked by the attractive summer room. There is ample outdoor storage to the side and the driveway provides off-road parking. In addition, the garage is perfect for further storage or potential conversion, subject to the usual permissions.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



## 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.





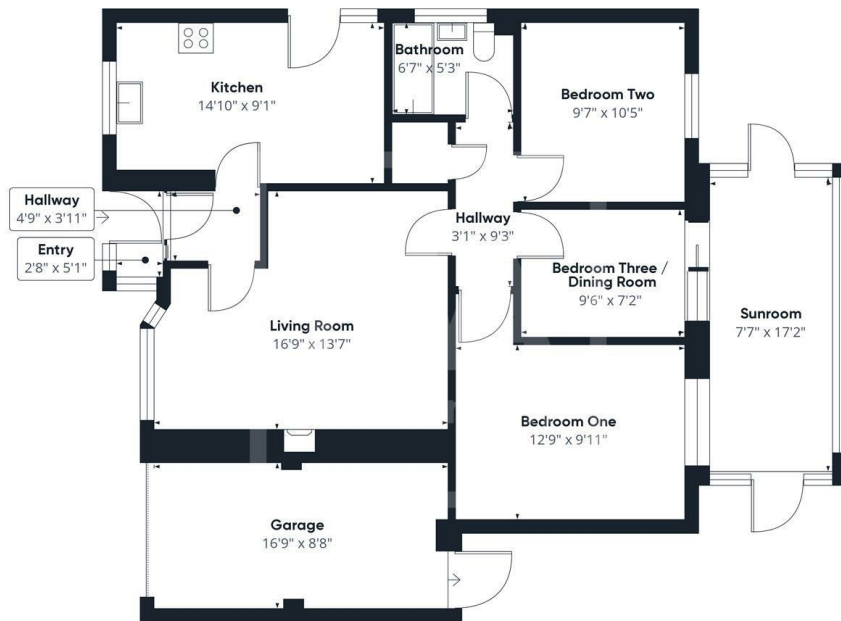






## IMPORTANT NOTICE

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.



Approximate total area<sup>1</sup>  
1026.56 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 87        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 70                      |           |
| (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



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