

Woolston



FOUR BED DETACHED WITH EN-SUITE | GROUND FLOOR W.C | POPULAR RESIDENTIAL LOCATION | DRIVEWAY PARKING AND GARAGE | PRIVATE REAR GARDEN This four bedroom detached home comprises entrance hallway, ground floor W.C, dining kitchen, through lounge diner, garden room and established rear garden. The first floor presents four bedrooms with en-suite to the main and a family bathroom, boarded loft.

£399,000

Tel: 01925 600 200

Location

Woolston is a settlement in the Borough of Warrington in the county of Cheshire. Formerly a township within the parish of Warrington, Woolston-with-Martinscroft consists of two settlements: Woolston to the west and Martinscroft to the east, which run along the north bank of the River Mersey and take in Paddington to the south-west. It is bounded by the River Mersey to the south, Bruche and Padgate to the west, Longbarn and Birchwood to the north and Rixton to the east.

The postcode is within the Rixton and Woolston ward/electoral division, which is in the constituency of Warrington North. Monmouth Close is a recognised location with both 'Woolston Weir' and the 'New Cut Trail' being areas of natural beauty and close at hand.

Education is provided by Woolston Church of England Primary School, St. Peters' Catholic Primary School and Woolston Community Primary School.

St. Peter's Catholic Primary School is in connection with one of many local Roman Catholic churches in the adjacent Martinscroft area, the highly rated St Peters & St Michaels Church. Despite the school being one of the newer schools in the area, they still boast the best results from both Keystage 1 and Keystage 2 in the Woolston area. King's Leadership Academy Warrington (Warrington's first Free School) opened its doors to its first year 7 in 2012.



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

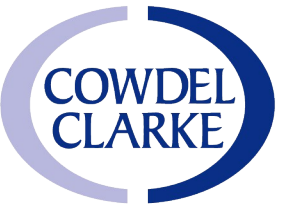
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Woolston

Redwood Close



Accommodation

Entrance Hallway

The entrance hall features a UPVC paneled and frosted front door with adjacent frosted paneling, tiled flooring, wall-mounted lights, a central heating radiator, and a convenient storage cupboard.

Through Lounge / Diner

23'3" x 11'10" (7.1m x 3.63m)

The lounge and dining area offers wooden flooring, a feature bay window with UPVC double-glazed windows to the front elevation, a central heating radiator, ceiling coving, wall lights, a ceiling light, a ceiling fan, and an electric fire with a granite surround, leading into a continued dining area with ceiling coving, ceiling light & fan, central heating radiator, and patio doors opening onto the garden room.

Garden Room

11'10" x 8'10" (3.63m x 2.7m)

The garden room includes tiled flooring, UPVC windows to the rear and side elevations, and UPVC patio doors that open directly onto the rear garden.

Dining Kitchen

14'9" x 8'10" (4.5m x 2.7m)

The dining kitchen is fitted with high-gloss matching eye and base level units with integrated 'Neff' oven, integrated 'Hoover' microwave, an integrated Neff five-ring gas hob with a matching Neff extractor hood above, a composite sink with a traditional chrome hot and cold mixer tap, space for a washing machine or dishwasher, space for a fridge freezer, wall-mounted vertical radiator, spotlighting, a UPVC door with an adjacent UPVC window to the rear elevation, tiled splashbacks, heat-resistant wood-effect work surfaces, and under-stairs storage cupboard with continued tiled flooring.

Ground Floor WC

8'10" x 2'11" (2.7m x 0.9m)

The ground floor WC comprises continued tiled flooring, a frosted UPVC window to the side elevation, a central heating radiator, a ceiling light, a low-level WC, and a sink unit with a chrome mixer tap and a mirrored splashback.

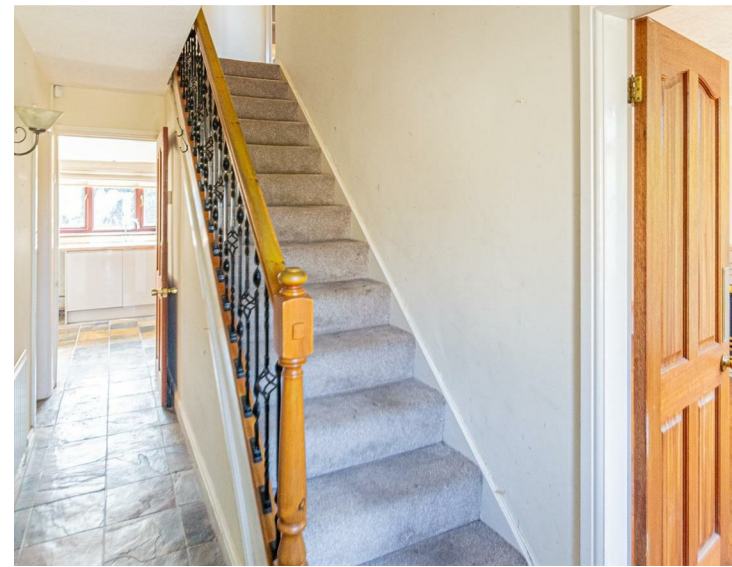
Landing

Wall light and loft access equipped with retractable folding ladders leading to a partly boarded loft.

Bedroom One

12'8" x 11'7" (3.87m x 3.54m)

Bedroom one features integrated wardrobes, a UPVC window to the front elevation, and a central heating radiator.



Bedroom Three

10'4" x 8'0" (3.15m x 2.45m)

Bedroom three includes a UPVC window to the rear elevation, a central heating radiator, and a ceiling light.

Bedroom Four

6'8" x 7'2" (2.04m x 2.2m)

Bedroom four serves as a versatile bedroom or office space, complete with integrated units providing storage or desk space, central heating radiator, ceiling light, UPVC window to the rear elevation, and a telephone point.

Garage

15'0" x 8'10" (4.58m x 2.7m)

Outside

Front Elevation

The front elevation boasts a flagged, double-driveway, a garden laid to lawn, and established shrubbery along the side elevation.

Rear Garden

The rear garden is flagged, featuring a two-tier layout with established borders and shrubbery to the rear elevation, a garden shed, greenhouse, and side access to both elevations.

Tenure

Advised Leasehold

Council Tax

Tax Band 'D'

Local Authority

Warrington Borough Council

Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

WA1 4EH

Possession

Vacant possession upon completion. No chain.

Viewing

Strictly by prior appointment with Cowdel Clarke Estate Agents on 01925 600200 or property@cowdelclarke.com



En-Suite Shower Room

6'6" x 5'5" (2m x 1.67m)

The en-suite shower room is fitted with part-tiled walls, wood-effect vinyl flooring, a corner shower unit with retractable glass doors and chrome tapware, a porcelain sink with a chrome hot and cold mixer tap, a mirrored cabinet above, a central heating radiator, a low-level WC, an extractor fan, and a ceiling light.

Family Bathroom

6'6" x 5'9" (2m x 1.77m)

The family bathroom offers fully tiled walls and a three-piece suite comprising porcelain sink with chrome hot and cold taps, low-level WC, panelled bath glass panel with chrome hot and cold mixer tap, chrome overhead shower with chrome mixer control, frosted UPVC window to the rear elevation, ceiling light, and a chrome ladder-style radiator.

Bedroom Two

11'10" x 8'10" (3.63m x 2.7m)

Bedroom two consists of wooden flooring, an integrated wall run of wardrobe space, an additional storage cupboard, a UPVC window to the front elevation, central heating radiator, and a ceiling light.

