



Brookwood Close, Walton Warrington, Cheshire

Semi Detached Bungalow • Three Good Sized Bedrooms • No Onward Chain • Excellent Potential • Four Generous Reception Rooms • Substantial Sized Plot • Stunning Garden • Driveway Parking • Garage • Sought After Area



Mark Antony
SALES & LETTING AGENTS

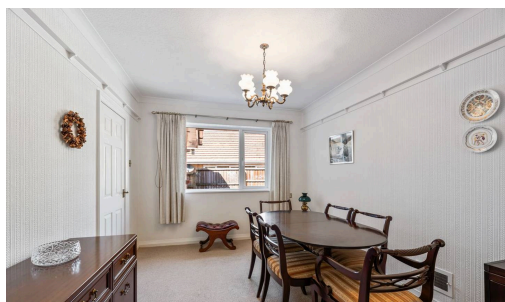


INTERIOR

Entry into the bungalow is via an enclosed porch, opening into a spacious and welcoming hallway that provides access to all rooms.

Positioned to the rear, the main lounge is a beautifully sized space, enhanced by a large window and patio doors that allow an abundance of natural light while offering views to the garden. The kitchen/breakfast room is generously sized and complemented by a separate dining room, presenting an exciting opportunity to create a striking open-plan kitchen, dining, and entertaining space, subject to the necessary consents. A further sitting room offers a versatile retreat, ideal for relaxing or entertaining, also benefiting from garden views and direct access via patio doors. An inner hallway leads to three good-sized bedrooms and a family bathroom, with bedroom one featuring built-in wardrobes.

The home is completed by a utility room and a separate WC. Having been well maintained, the property offers a wonderful opportunity for a purchaser to update and personalise over time, with excellent scope to enhance.



GARDEN

This substantial home doesn't stop there, this property enjoys a generously sized private rear garden which is South East facing. Leading from the patio doors in the lounge, or sitting room, this private garden has the perfect mixture of lawn and patio, ideal for family gatherings in the summer months. Not only does this magical garden provide a sanctuary for local wildlife, towards the rear there is an expansive lawned area leading to a beautiful brook, which is a tranquil area perfect for peaceful relaxation. To the front of this property is a driveway suitable for multiple cars along with a garage.

Disclaimer: The property is currently unregistered, and it is believed to be freehold. However, this has not yet been formally confirmed, and we are awaiting registration of the title. Accordingly, no warranty is given as to the tenure until official registration has been completed.

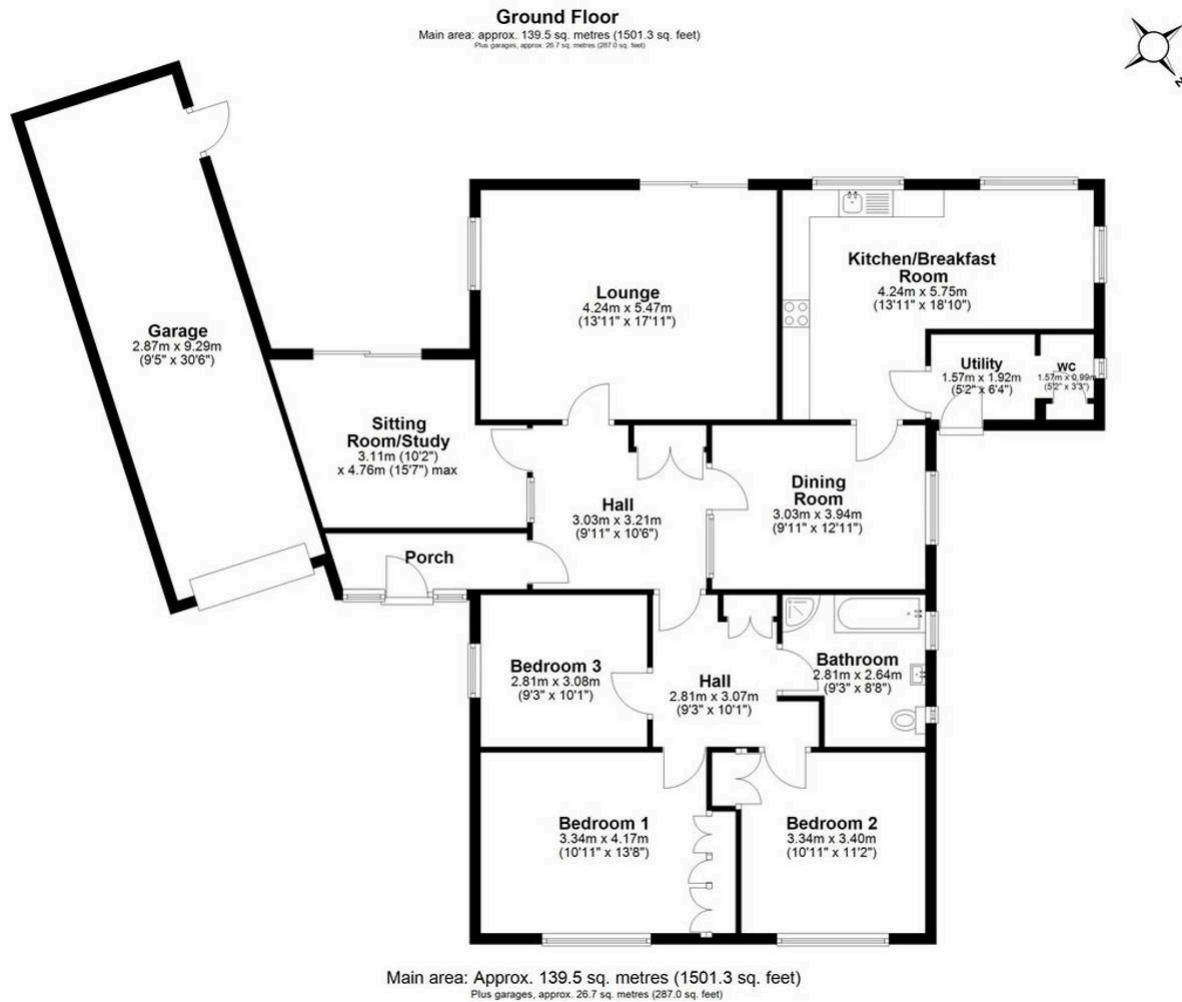
LOCATION

This urban sanctuary sits around Walton Gardens, home to 32 acres of beautiful parkland. Once home to the Greenall brewing magnates, Walton hall was originally built in 1938. The estate is now 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. Plus, 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.

GENERAL INFORMATION

- › Council Tax band: F
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: D





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.