



Livingstone Close, Old Hall

Warrington, Cheshire

Semi Detached • Substantial Plot • Beautiful South Facing Garden • Three Bedrooms • Off Road Parking • Close To Local Amenities • Conservatory With Garden Views • Freehold Title • Excellent Location • Private Position



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Welcome to the market this impressive semi-detached property, occupying a generous corner plot and benefiting from a desirable south-facing rear garden.

The property opens into a welcoming porch, leading through to a bright and spacious lounge, which is flooded with natural light. To the rear, the well-appointed kitchen offers ample worktop and storage space and flows seamlessly into the conservatory, currently arranged as a dining room. Both the kitchen and conservatory provide direct access to the rear garden, creating an easy connection between the indoor and outdoor living spaces. Upstairs, the property offers three well-proportioned bedrooms each flooded with natural light, complemented by a three-piece family bathroom.



EXTERIOR

The property benefits from a generous, beautifully established South Facing rear garden, with a spacious lawn bordered by mature planting, shrubs and colourful flower beds. A paved patio area sits immediately adjoining the conservatory, providing an ideal space for outdoor seating and entertaining. The garden wraps around the side of the property, reflecting the benefits of the corner plot, while mature trees and established greenery create a private and peaceful setting. The conservatory enjoys lovely views over the garden and provides a natural connection between the indoor and outdoor spaces whilst the perfect positioning provides privacy all year round. To the front, the property offers excellent curb appeal alongside a low maintenance front garden and 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

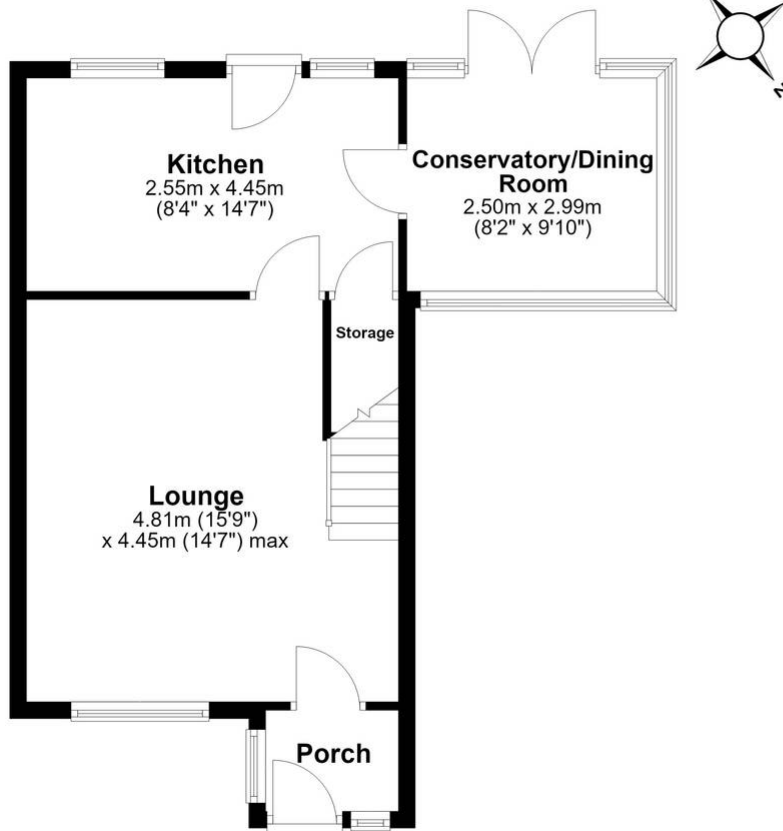
Tenure: Freehold

EPC Energy Efficiency Rating: TBC



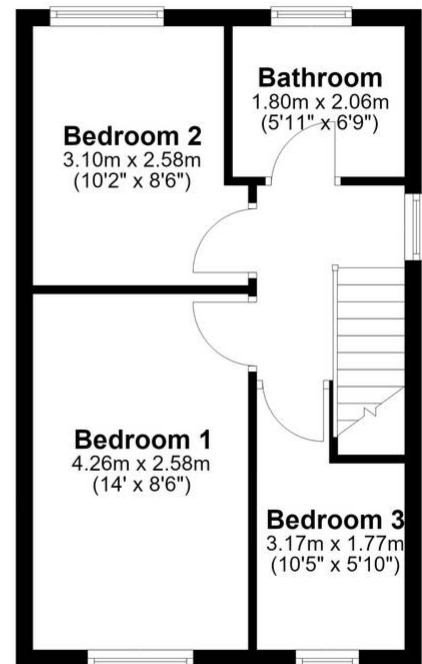
Ground Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



Total area: approx. 76.2 sq. metres (820.7 sq. feet)

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.