



## Morton Close, Old Hall Warrington, Cheshire

Four Bedrooms • Sought After Location • Driveway Parking • Large Garden • Close To Local Amenities • Beautifully Presented • Light And Airy • Modern Interiors • Ideal Family Home • Close To Local Schools



**Mark Antony**  
SALES & LETTING AGENTS

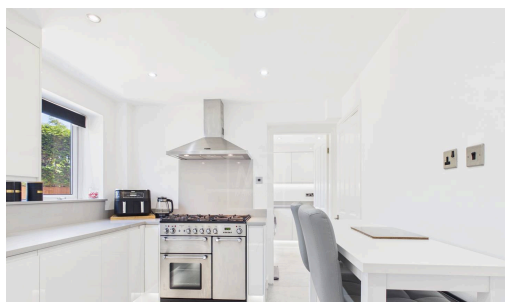
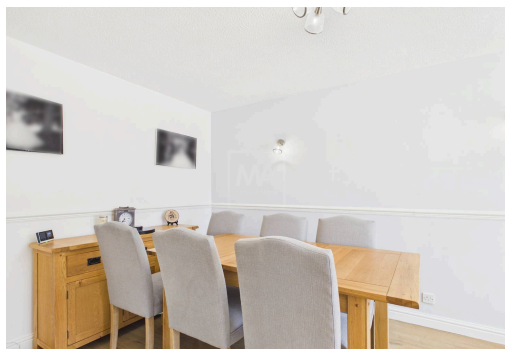


## INTERIOR

Upon entering this delightful home, you are welcomed by a spacious hallway providing easy access to the accommodation beyond. To the front, the light-filled dining room offers a warm and inviting space, perfect for family time and entertaining guests.

Continuing through the home, the generous living room creates a comfortable and relaxing environment, ideal for unwinding or enjoying your favourite shows. The stylish kitchen follows the natural flow of the property and is thoughtfully designed with sleek finishes and integrated appliances, making it ideal for everyday cooking. The kitchen also offers convenient access to the ground floor WC, while a practical utility room completes the ground floor, providing valuable storage and functionality.

Upstairs, there are four well-proportioned bedrooms. The master bedroom is beautifully presented and filled with natural light, creating a calm retreat.



The remaining three bedrooms are all generously sized and offer comfortable spaces to relax. A well-appointed family bathroom completes the accommodation, adding comfort and convenience for the whole household.

## GARDEN

To the rear of this elegant home lies a generous garden, featuring beautifully maintained lawns and well-designed patio areas that seamlessly blend greenery with relaxed seating. A standout feature is the stunning garden bar, perfect for entertaining and ideal for enjoying the warmer BBQ season with friends and family. The property also benefits from a front garden and a private driveway, offering added convenience and peace of mind.

## 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: C
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C





### 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.