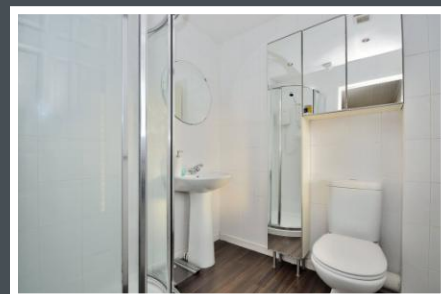




Cypress Close, Woolston Warrington, Cheshire



Asking Price Of
£279,950



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SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Property
- En-suite Shower Room
- Contemporary Kitchen
- Modern Family Bathroom
- Two Reception Rooms
- Integral Garage
- Fabulous Conservatory
- Driveway Parking
- Four Double Bedrooms
- EPC Rating: D



DESCRIPTION

Mark Antony Estates are delighted to offer for sale this four bedroom detached property, with driveway parking for multiple vehicles and a single integral garage. The property comprises; entrance hallway which provides access to the living room, first floor accommodation and a fabulous open plan kitchen, dining room and conservatory which provides an amazing entertaining/living space. To the first floor are four double bedrooms, one with en-suite shower room and a family bathroom.

Externally, there is a private enclosed garden to the rear which is laid to lawn and has a pebbled patio area. Viewing is essential to fully appreciate the size of the accommodation on offer.

LOCATION

Woolston is a popular suburb of Warrington. Woolston has two main natural areas including Woolston Linear park and Woolston Eyes Nature reserve. The Mersey Way benefits from long-distance footpath runs along the river bank. There are several good schools including



Woolston County Primary, Bruche Primary and St Peters Catholic Primary School. Woolston is located within close proximity to the M6 motorway and only 15 minutes away from Manchester airport.

SUMMARY OF ACCOMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.6m x 3.4m
- Dining Room 3.4m x 2.7m
- Kitchen 4.3m x 2.7m
- Conservatory 3.5m x 2.7m
- Garage 4.6m x 2.6m
- WC

FIRST FLOOR

- Landing
- Master Bedroom 4.0m x 3.1m
- En-suite 2.0m x 1.9m
- Bedroom 2 3.2m x 3.1m
- Bedroom 3 4.0m x 2.5m
- Bedroom 4 3.9m x 2.4m
- Bathroom 2.1m x 1.8m



THE GARDENS

The property benefits from gardens to both the front and rear. Both gardens are laid to lawn and are well maintained with mature shrubs and a patio area which is suitable for alfresco dining.

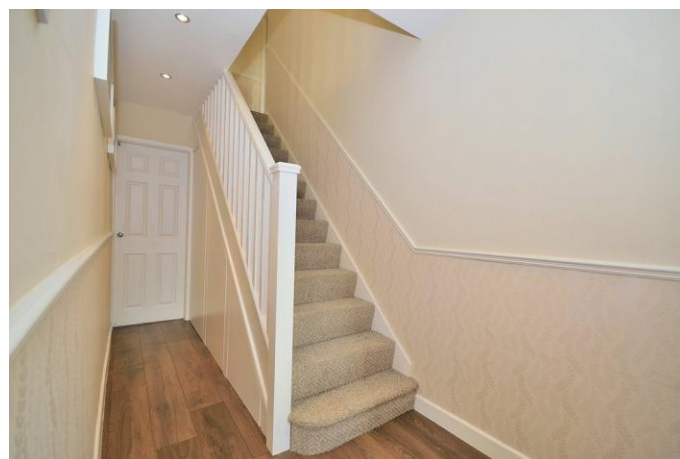
DISTANCES

- Warrington Town Centre 4 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 19 miles via M62
- Liverpool City Centre 22 miles via M62
- Chester City Centre 25 miles via M56

(Distances quoted are approximate)

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water & Drainage
- Broadband Availability: Up to 300Mb (Via Virgin)



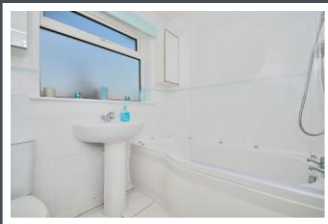
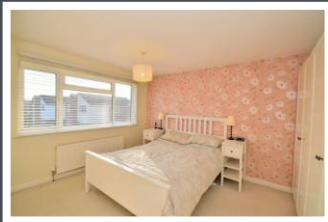
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: D
Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

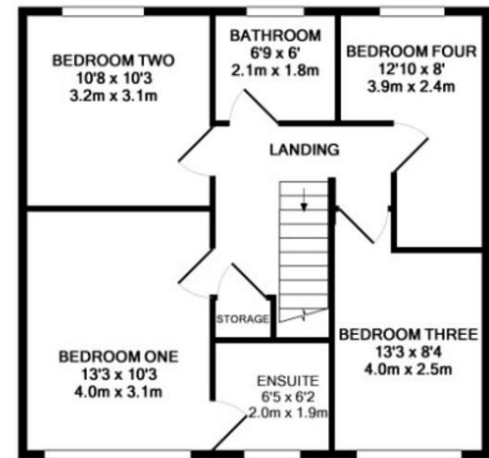
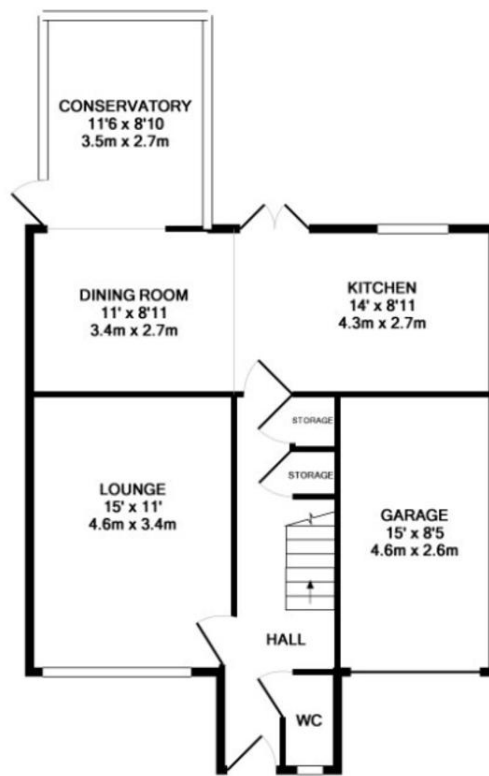
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



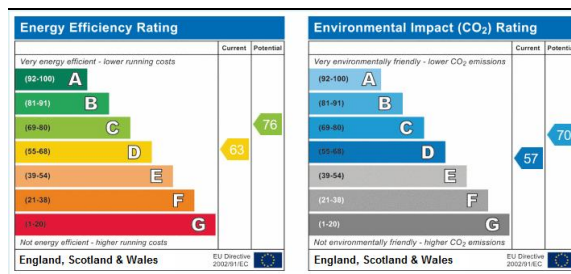


IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers 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.



1ST FLOOR



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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