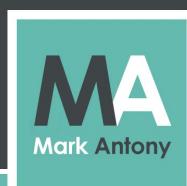




# Lincoln Close, Woolston Warrington,



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Four Bedrooms
- Close to Schools
- Freehold
- Conservatory
- Close to Local Amenities
- Highly Sought After Area
- Family Home
- Garage
- Two Reception Rooms
- Fantastic Plot



## DESCRIPTION

A fabulous, detached property nestled in the desirable area of Woolston. Sitting on a fantastic plot, this family home offers four bedrooms, two reception rooms and has the added benefit of a garage. Being within close proximity to the local schools and amenities, this property is perfect for the growing family and viewings come highly recommended.

Access into the wonderful home is via the hallway connecting all areas of the ground floor allowing a seamless flow through. The spacious lounge offers comfort and style with the access to the conservatory, allowing the natural light to enter and fill this space. The kitchen and breakfast room is set to the back of the property with views of the gorgeous garden. Completing the downstairs is a separate dining room, which has the potential to become an office or play room and WC.

To the first floor you are presented with four spacious bedrooms and three piece family bathroom. Bedroom one boasts an en-suite bathroom.

## GARDEN

This property celebrates a well maintained garden, perfect for outdoor activities or hosting family gatherings in the warm summer months. Having the perfect balance of a lawn area, patio and decking towards the back, this garden can be enjoyed by all the family. To the front there is a driveway suitable for multiple cars and on road parking is available with access to the garage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 6.13m x 3.32m Lounge
- 3.46m x 2.96m Dining Room
- 2.52m x 4.92m Kitchen/Breakfast Room
- 3.24m x 3.07m Conservatory
- 1.44m x 1.06m WC

### FIRST FLOOR

- Landing
- 4.38m x 3.03m Bedroom One
- 1.65m x 1.85m En-suite
- 2.66m x 4.25m Bedroom Two
- 3.43m x 3.38m Bedroom Three
- 3.57m x 2.32m Bedroom Four
- 1.65m x 2.04m Bathroom
- 2.72m x 5.03m Garage

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



## LOCATION - WOOLSTON

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 a long-distance footpath which runs along the river bank. There are several good schools including Woolston County Primary, Epping Drive CofE Primary, Bruche Primary, St Peters Catholic Primary School and the highly regarded Kings Leadership Academy. Woolston is located within close proximity to the M6 motorway and only 20 minutes away from Manchester airport.

## DISTANCES

- Woolston Community Primary School 1 mile drive
- Warrington Town Centre 4 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 19 miles via M56
- Liverpool City Centre 23 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council  
**Council Band:** E  
**Tenure:** Freehold  
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

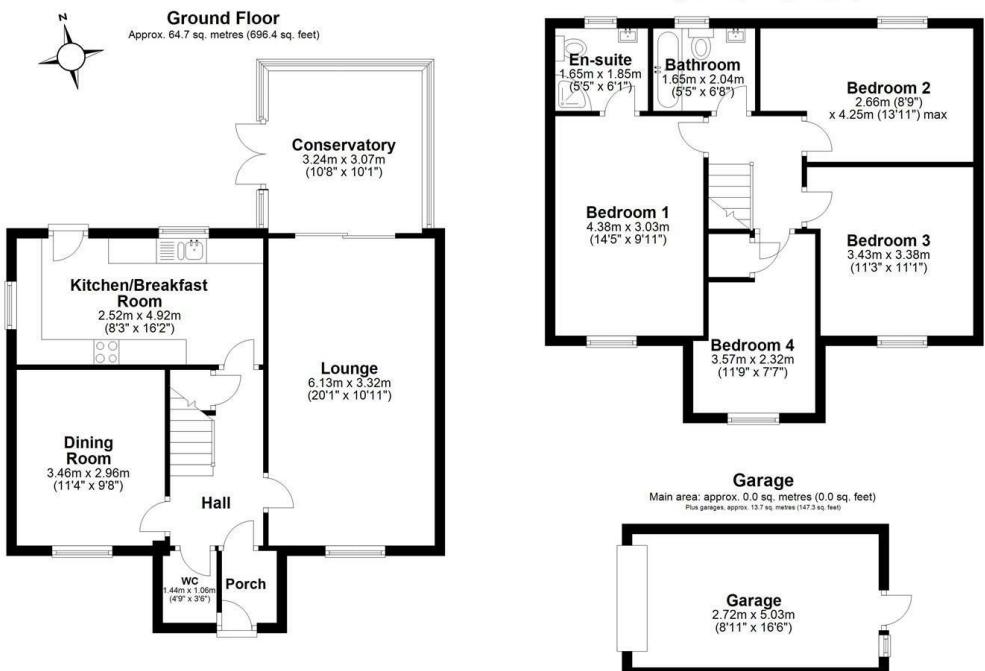
Not included in the asking price. These items may be available under separate negotiation.





## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.



Main area: Approx. 119.3 sq. metres (1283.7 sq. feet)  
Plus garages, approx. 13.7 sq. metres (147.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

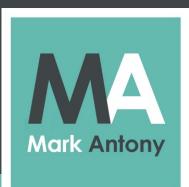
## VIEWING ARRANGEMENTS

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

## OTHER SERVICES

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

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



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