



## Battery Lane, Woolston Warrington, Cheshire



**Mark Antony**

SALES & LETTINGS AGENTS



## HIGHLIGHTS

- Family Home
- Five Bedrooms
- Stunning Interior
- Large Garden
- Freehold
- Perfect Location
- Private Road
- Great Sized Bedrooms
- A Dream Home
- Ample Living Space

## DESCRIPTION

What a property! This fantastic five bedroom dormer bungalow celebrates immaculate interior and has been finished to an impeccable standard. Boasting an impressive five bedrooms as well as ample, modern living space. With a beautiful large garden and a huge driveway, this home is ideal for a large family.

Entrance into this magnificent home is via the welcoming hallway. The lounge is at the rear of the home and celebrates ample living space and incorporates space for a dining table. The lounge benefits from three large windows as well as patio doors which allows natural light to flow through the space. The kitchen/diner also looks to the garden via patio doors. The ground floor is home to three of the five bedrooms as well as an ensuite. There is also a handy utility room. To the first floor, there are two brilliant sized bedrooms which both have ensembles. Bedrooms one also comes along with a walk in wardrobe. There is also a modern family bathroom as well as a huge amount of storage.

## GARDEN

Sitting on a fantastic sized plot, this home enjoys a large amount of space both to the front and the rear. There is a great sized driveway which would be suitable for multiple cars. To the rear is a beautiful garden which is mainly laid to lawn as well as a patio area creating the perfect space for alfresco dining.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 6.80m x 6.91m
- Kitchen 9.61m x 4.57m
- Utility Room 2.27m x 1.95m
- Bedroom Three 3.72m x 4.77m
- En-suite 1.65m x 2.14
- Storage 1.09m x 2.53m
- Bedroom Four 4.54m x 4.66m
- Bedroom Five 2.31m x 4.77m

### FIRST FLOOR

- Landing
- Bedroom One 4.91m x 6.34m
- En-suite 2.07m x 1.68m
- Walk In Wardrobe 2.45m x 1.83m
- Bedroom Two 4.80m x 6.46m
- En-Suite 1.76m x 1.68m
- Bathroom 2.74m x 3.28m



## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private
- Broadband Availability: Up to 32Mb (Via BT)

## 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 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 Tax Band:** **PLEASE CONFIRM**

**Tenure:** Freehold  
(to be confirmed by Solicitors.)

## Contents, Fixtures and Fittings

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











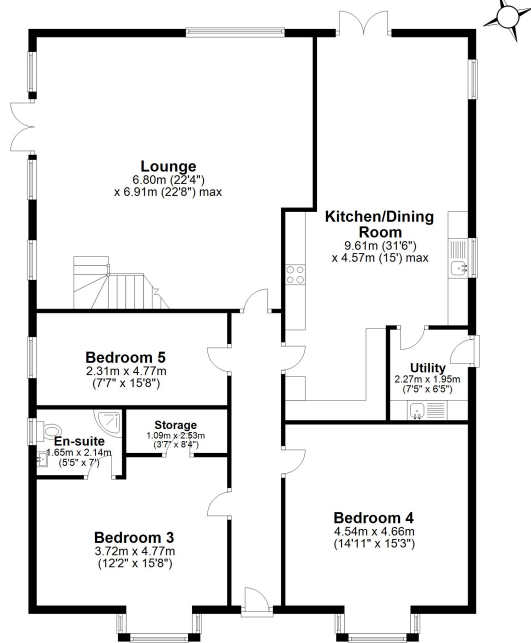




### IMPORTANT NOTICE:

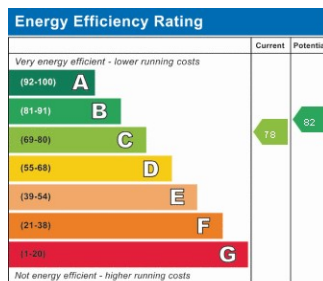
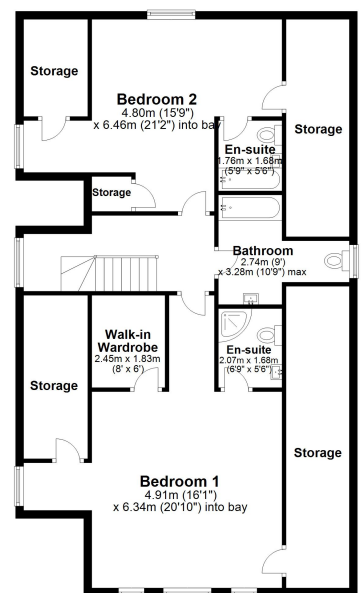
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**Ground Floor**  
Approx. 156.0 sq. metres (1679.6 sq. feet)



Total area: approx. 266.7 sq. metres (2870.7 sq. feet)

**First Floor**  
Approx. 110.7 sq. metres (1191.1 sq. feet)



### 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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