



# Cabot Close, Old Hall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Bungalow
- Unrivalled Surroundings
- Three Bedrooms
- Detached
- Integrated Appliances
- Fantastic Location
- Beautiful Garden
- Garage
- Large Lounge
- No Chain

## DESCRIPTION

A brilliant sized three bedroom bungalow which boasts a stunning and tranquil garden as well as ample living space throughout and a detached garage. With local walks nearby and being in close proximity to the local amenities and shops including a pharmacy and doctors, this could be the perfect home. Viewings come highly recommended.

Entry into the home is via the welcoming hallway which leads through to the lounge/dining room. The room has a window to the front as well as patio doors to the rear which allows natural light to flow through the space. There is a well appointed kitchen with integrated appliances looking out to the garden. There are three great sized bedrooms with bedroom one benefitting from fitted wardrobes. There is also a shower room.



## GARDEN

This home enjoys an enviable position with a large driveway to the front of the home as well as a garage. To the rear is a beautifully maintained garden and offers the perfect tranquil space that provides ultimate privacy to the front and rear. The space provides a laid to lawn area which is surrounded by mature shrubbery as well as a patio area which is the perfect place for alfresco dining in the summer months.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 6.10m x 3.97m Lounge/Dining Room
- 2.60m x 2.96m Kitchen
- 2.60m x 2.12m Shower Room
- 3.08m x 3.03m Bedroom One
- 2.91m x 3.03m Bedroom Two
- 2.40m x 2.81m Bedroom Three
- 5.21m x 2.75m Garage



## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

## 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.

## DISTANCES

- Gemini Retail Park 1 mile
  - Great Sankey Neighbourhood Hub 2 miles
  - Warrington Town Centre 3 miles
  - Liverpool City Centre 17 miles via M62
  - Manchester Airport 22 miles via M56
  - Manchester City Centre 21 miles via M56
- (Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

**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.



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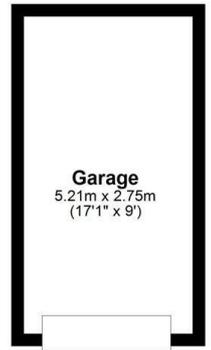
### Ground Floor

Approx. 67.2 sq. metres (723.6 sq. feet)



### Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 14.3 sq. metres (154.2 sq. feet)



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### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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