



## Fitzwalter Road, Woolston Warrington, Cheshire



**Offers In The Region  
Of £190,000**



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Ready To Move Into
- First Time Buyers
- Gated Entrance
- Outdoor Terrace
- Convenient Location
- Two-Bedroom
- South Facing Garden
- Freehold Tenure
- Boarded Loft C/W Ladder
- Detached Garage

## INTERIOR

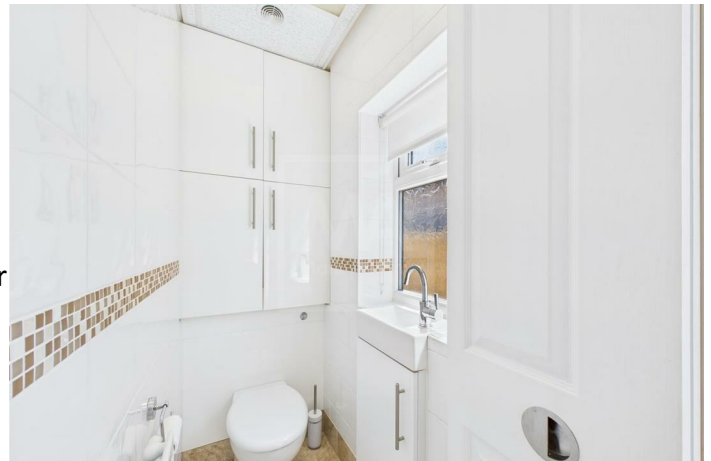
This ready to move into two-bedroom home is a fantastic opportunity for first-time buyers. Located conveniently close to both Warrington Town Centre and Manchester Airport, this property is also perfectly positioned for access to well regarded schools, local transport links, amenities and activities, and could be the ideal place for you to build a new life. Featuring a gated entrance, detached garage, and inviting driveway, this property boasts a utility area on the ground floor and in the kitchen, with the main event being the living room's quaint fireplace and bright French doors out onto the terrace. Downstairs also features a handy WC. Upstairs there are two bedrooms and the main bathroom, nicely tiled with a generous bathtub. Both bedrooms feature some built in storage and wide windows for lots of natural light. This property is currently unfurnished and perfect for envisioning your new layout and life here.

## EXTERIOR

The garden of this property is a true gem. With a detached garage, patio area, beautifully shaped lawn, and outdoor terrace, this garden space is a tranquil retreat or the perfect stage for a summer party.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via Sky)



## 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 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.

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** B

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

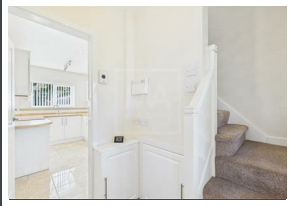
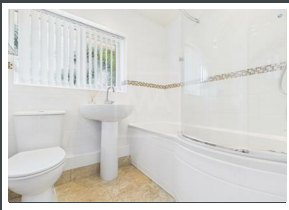
### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.

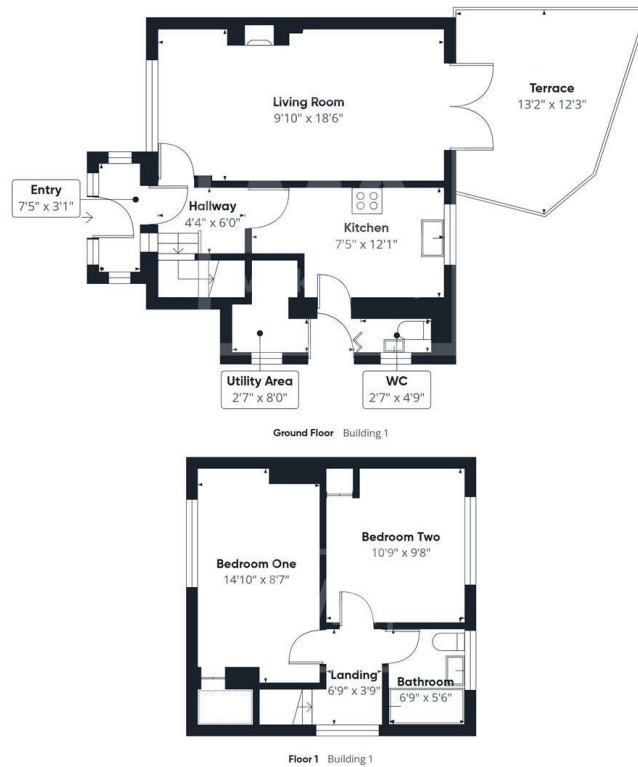






## IMPORTANT NOTICE

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.



Approximate total area<sup>1)</sup>  
672 ft<sup>2</sup>  
Balconies and terraces  
128 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	
		<b>89</b>
	<b>73</b>	

## 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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