



Livingstone Close, Old Hall Warrington, Cheshire



mark antony
SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ Sought After Location
- ❑ Quiet Cul-de-Sac
- ❑ Close to Schools
- ❑ Lovely Garden
- ❑ Two Bedrooms
- ❑ Off Road Parking
- ❑ Kitchen Diner
- ❑ Great Potential
- ❑ Great Links To Motorways
- ❑ First Time Purchase

DESCRIPTION

A fantastic two bedroom semi detached property situated in the desired area of Old Hall. This beautiful home is perfect for first time buyers.

Entrance into this home is directly into a cosy living room, from here you can access the kitchen dining room, a light and airy conservatory that leads to the garden. On the first floor there is a large master bedroom with great storage, a smaller second bedroom and family bathroom.

GARDEN

To the rear of the property there is a good-sized garden that has fantastic potential. This would make a fabulous garden for entertaining family & friends and the perfect spot for al-fresco dining!

To the front of the property there is off road parking with a driveway enough for 1 vehicle.



SUMMARY OF ACCOMODATION

GROUND FLOOR

- Lounge 4.00m x 4.21m
- Dining Kitchen 2.52m x 4.21m
- Conservatory 2.48m x 3.08m

FIRST FLOOR

- Landing
- Bedroom One 3.53m x 3.25m
- Bedroom Two 3.00m x 2.45m
- Bathroom 2.04m x 1.66m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (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

- Westbrook Centre 18 minute walk
- Warrington Town Centre 2 miles
- Liverpool City Centre 17 miles via M62
- Manchester City Centre 21 miles via M56
- Manchester Airport 22 miles via M56
- Liverpool City Centre 17 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: B

Tenure: Leasehold

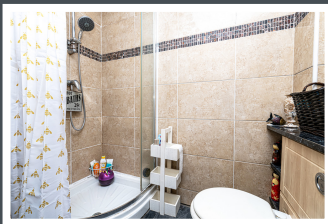
Lease Remaining: 89 Years

(To be confirmed by Solicitors)

Contents, Fixtures and Fittings

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

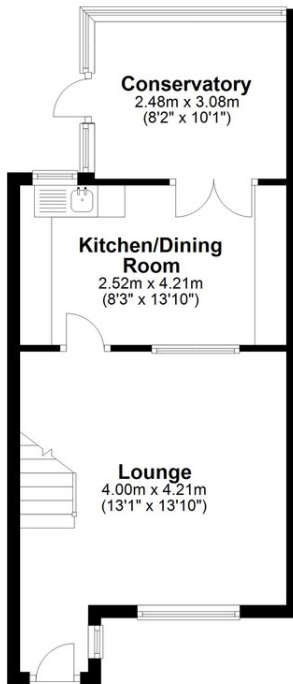




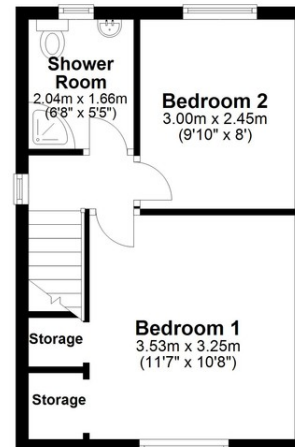
IMPORTANT NOTICE:

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.

Ground Floor
Approx. 36.9 sq. metres (397.7 sq. feet)



First Floor
Approx. 27.9 sq. metres (300.4 sq. feet)



Total area: approx. 64.9 sq. metres (698.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	

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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82 London Road, Stockton Heath, Warrington
Office@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: **01925 267070**