



# Worsley Road, Walton Warrington, Cheshire



mark antony  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Semi-Detached ■ Contemporary Interior
- Three Bedrooms ■ Integrated Kitchen Appliances
- Ample Living Space ■ Garage Provided
- Open-Plan Concept ■ Fantastic Location
- Rear Extension ■ Stockton Heath Village Nearby



## DESCRIPTION

Presenting a beautifully extended three-bedroom semi-detached home in the heart of Walton, within walking distance to Stockton Heath. Providing an abundance of living space and spacious bedrooms, this property is not to be missed.

Access into this charming property is via a welcoming hallway, leading to a bay-fronted lounge and an open-plan family room and extended kitchen / diner to the rear of the property. The ground floor also accommodates a separate utility room off the kitchen / diner. The first floor provides three spacious bedrooms; two with feature fireplaces, as well as a family bathroom.

## GARDEN

Sitting on a fantastic plot, this property enjoys an enviable position. With entrance to the side and rear via patio French doors, this property provides a patio area leading to a gravelled section, perfect for Al Fresco dining. There is also a garage to the rear of the property.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

|                         |               |
|-------------------------|---------------|
| • Entrance Hall         |               |
| • Storage               |               |
| • Lounge                | 3.38m x 3.72m |
| • Family Room           | 4.50m x 3.61m |
| • Kitchen / Dining Room | 2.33m x 5.60m |
| • Utility Room          | 3.05m x 1.85m |

### FIRST FLOOR

|                 |               |
|-----------------|---------------|
| • Landing       |               |
| • Bedroom One   | 4.05m x 3.48m |
| • Bedroom Two   | 3.40m x 3.48m |
| • Bedroom Three | 2.38m x 2.06m |
| • Bathroom      | 2.40m x 2.02m |

## SERVICES

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

## LOCATION

This urban sanctuary sits around Walton Gardens, home to 32 acres of beautiful parkland. Once home to the Greenall brewing magnates, Walton hall was originally built in 1938. The estate is now open to the public and houses plenty of family amenities, including a children's zoo and park. The area benefits from handy shops, cosy pubs and a golf course, making it an ideal rural suburb. Plus, Walton falls into the catchment for some of Warrington's most-highly regarded schools, making it a sought-after location for families. Thanks to its leafy setting, the area attracts those looking for a well-connected countryside retreat. The meandering canal paths and parkland provide the perfect place for lazy picnics or hikes for the more actively inclined.

## DISTANCES

- Stockton Heath                    10 minute walk
- Walton Gardens                25 mile walk
- Warrington Town Centre      1.6 miles
- Manchester Airport            15 miles via M56
- Manchester City Centre     22 miles via M56
- Liverpool City Centre        21 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Tax Band:** C

**Ground Rent:** £15pa

**Service Charges:** N/A

**Tenure:** Leasehold

**Lease Remaining:** 903 Years

(To be confirmed by Solicitors.)

## Contents, Fixtures and Fittings

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



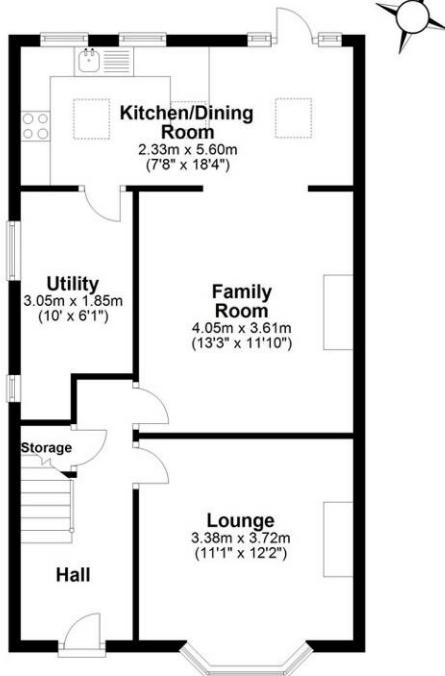


### IMPORTANT NOTICE:

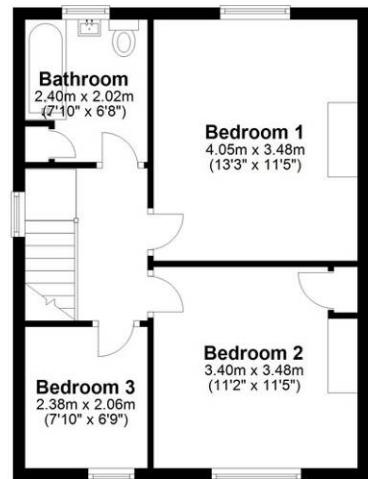
Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.

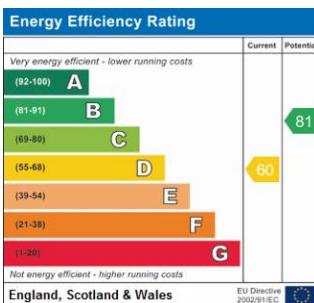
**Ground Floor**  
Approx. 56.3 sq. metres (605.8 sq. feet)



**First Floor**  
Approx. 42.5 sq. metres (457.0 sq. feet)



Total area: approx. 98.7 sq. metres (1062.9 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



**mark antony**  
SALES & LETTING AGENTS

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