



- Detached Property
- Open Plan Family Living Kitchen
- Utility Room
- Five Bedrooms
- Close to All Local Amenities

- Spacious Lounge
- Modern Fully Fitted Kitchen
- Office with Separate Entrance
- Landscaped Gardens
- Viewing Essential

**Offers In Excess Of £650,000**





Ridgeway Residential are delighted to introduce this rare opportunity to purchase a beautifully presented detached family home located in a prime yet discrete location in a little known oasis.

The property offers extremely spacious and well proportioned accommodation, there is a welcoming entrance hall, three reception rooms, fully fitted open plan family dining kitchen, utility room, downstairs WC and a completely separate office which can be used for a variety of purposes. To the first floor there are five bedrooms with an en suite bathroom to the master bedroom and an additional Jack and Jill en suite. To the rear of the property a beautifully landscaped rear garden laid principally to lawn with well established boxed hedging and flower beds, patio areas and furthermore there is a double detached garage and a large driveway providing off road parking for several cars. This truly stunning example detached family home offers an abundance of space and flexible living for any family. The property is finished to the highest specification throughout. Set back from the road behind the wrought iron gates is a property in walk-in condition. stylish décor throughout; this home merges a warm flow of practicality with solid structure and quirky character - perfectly suited to family life. We strongly recommend potential purchasers take the time to view this property internally to appreciate the standard and size of the accommodation on offer.

The property is finished to the highest specification throughout. Set back from the road behind the wrought iron gates is a property in walk-in condition. stylish décor throughout; this home merges a warm flow of practicality with solid structure and quirky character - perfectly suited to family life. The property lends itself to further development and planning permission has previously been granted to make the side office extension into two storey. Externally the large beautifully landscaped, south facing, gardens make this property complete. We strongly recommend potential purchasers take the time to view this property internally to

appreciate the standard and size of the accommodation on offer.

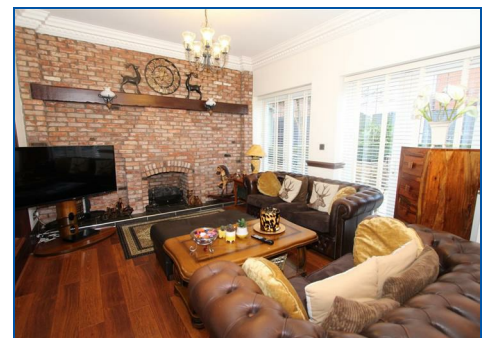
Approximate distances  
 Woolston Primary 1 Mile  
 Warrington Town Centre 4 Miles  
 Manchester Airport 14 Miles Via M56  
 Manchester City Centre 19 Miles Via M56  
 Liverpool City Centre 23 Miles Via M62

Woolston and Martinscroft benefits from easy access to a range of local amenities, and is only a few minutes walk

away from Woolston Linear Park and the Woolston Eyes Nature Reserve, as well as being within close proximity to the M6 motorway transport links making commuting in to Warrington Town Centre, Manchester, Liverpool and surrounding areas extremely hassle free.

There are several excellent Ofsted reported schools in the area which include Woolston County Primary, Epping Drive C of E Primary, Bruche Primary, St Peters Catholic Primary and the outstanding Kings Leadership Academy.

**Lounge**  
 15'1 x 12'5 (4.60m x 3.78m)







**Dining Room**

15'1 x 14'3 (4.60m x 4.34m )

**Open Plan Family Living kitchen**

37'6 x 12'8 (11.43m x 3.86m)

**Utility Room**

14 x 4'7 (4.27m x 1.40m)

**Bedroom 1**

18'4 x 17'2 (5.59m x 5.23m )

**Ensuite**

8'5 x 7'6 (2.57m x 2.29m)

**Bedroom 2**

15'1 x 14'3 (4.60m x 4.34m)

**Bedroom 3**

11'9 x 10'8 (3.58m x 3.25m)

**Bedroom 4**

11'7 x 10'6 (3.53m x 3.20m)

**Bedroom 5**

9'8 x 8'4 (2.95m x 2.54m)

**Jack & Jill Ensuite**

6'3 x 6 (1.91m x 1.83m)

**Office**

16'6 x 8'7 (5.03m x 2.62m)

**Summer House**

12'2 x 8'9 (3.71m x 2.67m)

**Tenure**

We are informed by the current owner that the property is Freehold

**Council Tax**

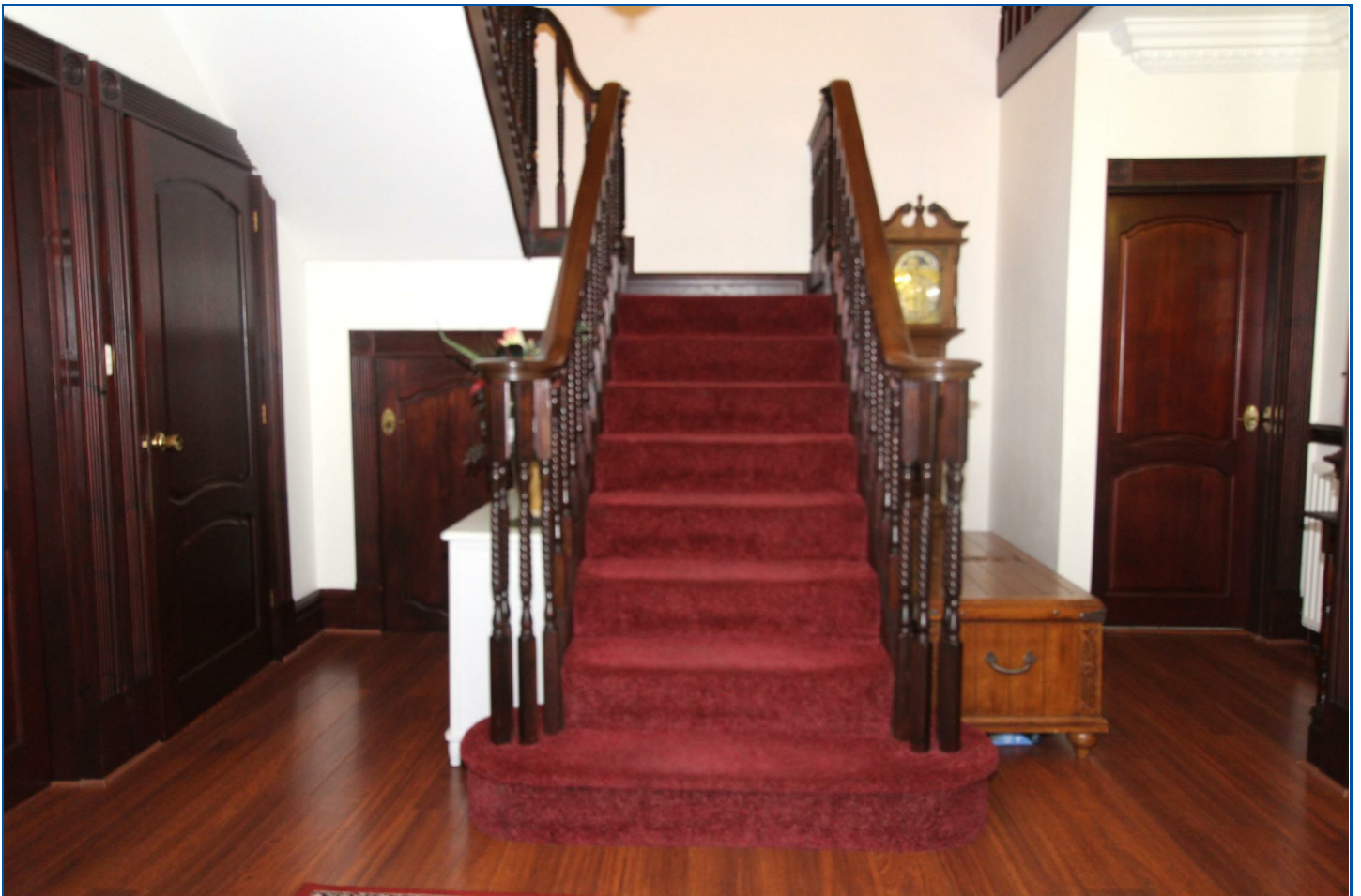
Council Tax Band G Payable to Warrington Borough Council

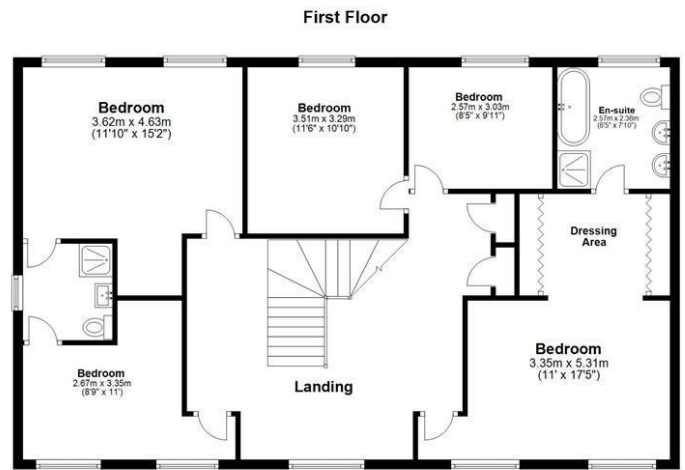
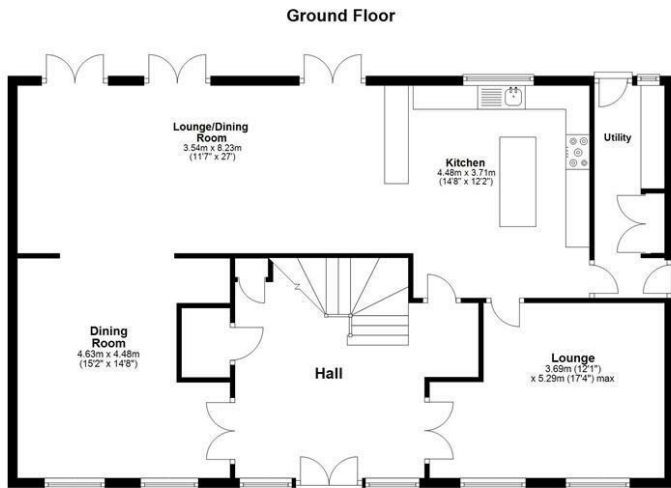


**Viewings**

Strictly via the selling agent Ridgeway Residential Estate Agents

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT THEY ARE NOT GUARANTEED AND DO NOT FORM ANY PART OF A CONTRACT. NEITHER RIDGEWAY RESIDENTIAL, NOR THE VENDOR OR LESSOR ACCEPT ANY RESPONSIBILITY IN RESPECT OF THESE PARTICULARS, WHICH ARE NOT INTENDED TO BE STATEMENTS OR REPRESENTATION OF FACT AND ANY INTENDING PURCHASER OR LESSOR MUST SATISFY HIMSELF OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THE STATEMENTS CONTAINED IN THESE PARTICULARS.





Total area: approx. 226.1 sq. metres (2433.9 sq. feet)

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>		80	84
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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