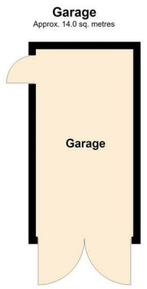
Woolston



Total area: approx. 72.1 sq. metres



Location

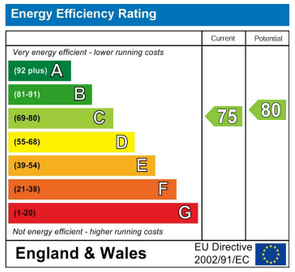
Woolston is a settlement in the Borough of Warrington in the county of Cheshire. Formerly a township within the parish of Warrington, Woolston-with-Martinscroft consists of two settlements: Woolston to the west and Martinscroft to the east, which run along the north bank of the River Mersey and take in Paddington to the south-west. It is bounded by the River Mersey to the south, Bruche and Padgate to the west, Longbarn and Birchwood to the north and Rixton to the east.

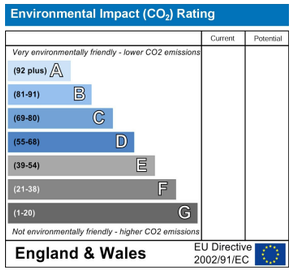
The postcode is within the Rixton and Woolston ward/electoral division, which is in the constituency of Warrington North. Monmouth Close is a recognised location with both 'Woolston Weir' and the 'New Cut Trail' being areas of natural beauty and close at hand.

Education is provided by Woolston Church of England Primary School, St. Peters' Catholic Primary School and Woolston Community Primary School.

St. Peter's Catholic Primary School is in connection with one of many local Roman Catholic churches in the adjacent Martinscroft area, the highly rated St Peters & St Michaels Church. Despite the school being one of the newer schools in the area, they still boast the best results from both Keystage 1 and Keystage 2 in the Woolston area. King's Leadership Academy Warrington (Warrington's first Free School) opened its doors to its first year 7 in 2012.









CUL-DE-SAC LOCATION I TWO BEDROOM DETACHED BUNGALOW WITH DETACHED GARAGE I WELL PRESENTED INTERNALLY WITH MANICURED GARDENS & AMPLE DRIVEWAY PARKING I IDEAL LOCATION This two bedroom detached bungalow sits in an enviable plot towards the head of the cul-de-sac, with well maintained gardens laid to lawn and convenient patio area. Internally the property enjoys a welcoming entrance hallway, lounge with feature fireplace, dining kitchen opening to a private patio area, two double bedrooms with integrated wardrobe space, bath / shower room, detached garage and gardens laid to lawn both front and rear elevations. No chain.

Offers In Excess Of £300,000

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Woolston
Lincoln Close







Accomodation
Beautifully presented detached bungalow with off-road parking, detached garage and beautifully manicured gardens enjoying a sunny aspect.

Entrance Hallway
13'5" x 2'11" (4.09m x 0.9m)
PVC double glazed frosted and panelled front door opens onto a welcoming entrance hallway, with central heating radiator, spotlighting and access to convenient cloaks and shoe storage which provides hanging and shelving space.

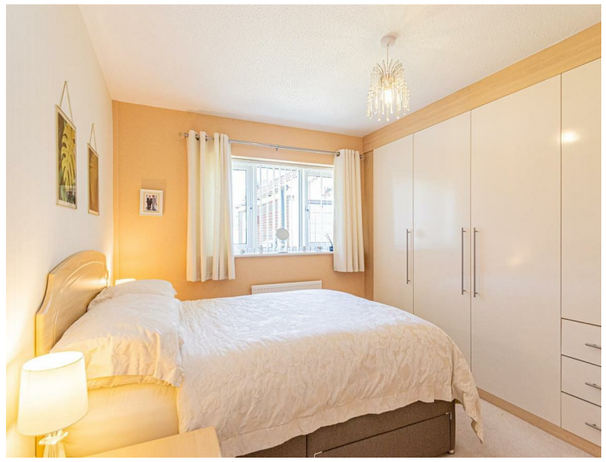
Lounge
16'7" x 9'10" (5.08m x 3m)
PVC Double glazed window to the front elevation, twin ceiling lights, central heating radiator, television point, feature electric fire and custom Oak bi-folding door opening to the:

Dining Kitchen
16'7" x 9'0" (5.08m x 2.75m)
Matching eye and base level units with heat resistant roll top worksurfaces complimented with a tiled splashback. PVC Double glazed window to the front elevation and PVC Frosted door to the side elevation opening onto a hardstanding patio area; ideal for al-fresco dining in the warmer months. The kitchen hosts a 'Zanussi' electric hob with 'Newworld' oven below, under counter freezer, 'Bosch' washing machine and boiler cupboard housing a 'Baxi' boiler. Part carpeted and part vinyl flooring, convenient storage space and ample space for dining table.

Bedroom One
11'9" x 8'6" (3.6m x 2.6m)
Hosting a wall-run of integrated wardrobes providing hanging, shelving and draw space, PVC Double glazed window to the rear elevation overlooking the garden, central heating radiator and ceiling light.

Bedroom Two
11'9" x 8'10" (3.6m x 2.7m)
Wood effect laminate flooring with PVC Double glazed window to the rear elevation, central heating radiator and ceiling light.





Bathroom
5'10" x 6'5" (1.8m x 1.97m)
Tiled flooring and tiled walls, with panelled bath and Chrome hot and cold taps with 'Neptune' Thermostatic shower above, sink unit with porcelain bowl and Chrome mixer tap with storage below, WC, extractor fan and frosted PVC window to the side elevation.

Garage
17'0" x 8'10" (5.2m x 2.7m)
Twin doors to the front elevation and separate PVC Frosted double glazed door to the side elevation, concrete flooring, lighting and power points.

Outside
Beautifully manicured gardens front and rear, laid to lawn in the main, with an array of established shrubbery and borders.
The front garden features well stocked borders and a 50/50 split driveway with flagged stone, the driveway leads to the rear garage and rear garden via wrought iron gates.
There is a separate flagged walkway to the front elevation, leading to a secure gate in turn access to a further patio area also accessible from the dining / Kitchen.
The rear garden hosts an array of manicured shrubbery including well stocked borders to the rear and side elevations, accompanied by fenced borders and convenient flagged area behind the garage ideal for further storage.

Tenure
Freehold

Council Tax
Tax Band 'C'
£2,146 per annum as of 2026/27

Local Authority
Warrington Borough Council

Services
No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode
WA1 4LU

Possesion
Vacant possession upon completion.

Viewing
Strictly by prior appointment with Cowdel Clarke Estate and Letting agents on 01925 600200 or property@cowdelclarke.com