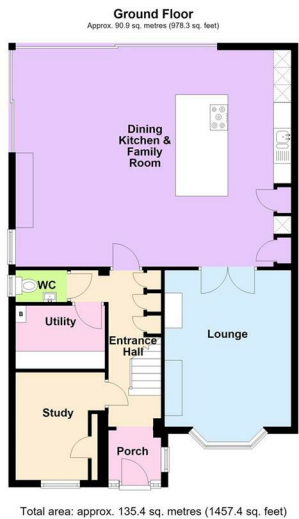


Woolston



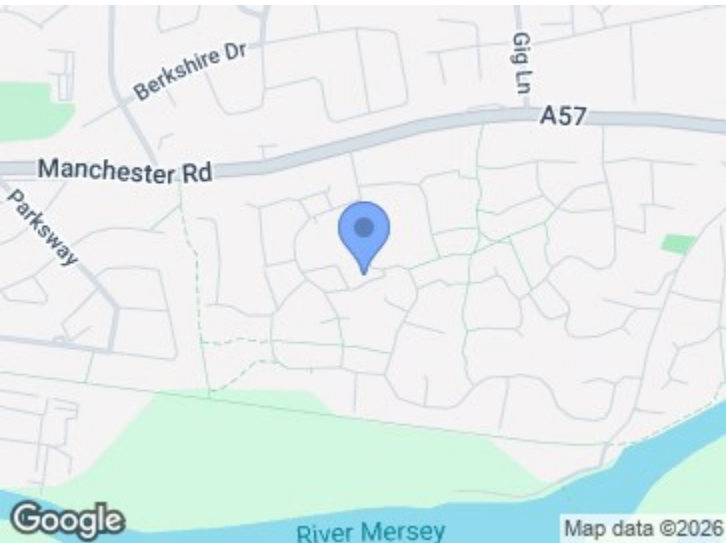
Location

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

RECONFIGURED, RENOVATED & EXTENDED Detached Home | OUTSTANDING OPEN-PLAN Dining Kitchen with Centre Island & Family Room | THREE Receptions | Main Suite with DRESSING ROOM & EN-SUITE | LANDSCAPED Gardens | RESURFACED Drive. A MUST TO VIEW, this beautifully appointed property situated within a sought after location comprises an entrance vestibule, hallway, cloakroom and WC, utility, lounge, study, stunning open-plan dining kitchen and family room, landing, main bedroom with en-suite and dressing room, two further double bedrooms and a contemporary white bathroom suite. Landscaped gardens and replacement driveway.

Guide Price £450,000

Tel: 01925 600 200

Woolston Monmouth Close



Following a comprehensive renovation programme involving significant time and investment, we now bring to the market an individually designed, improved and extended family home sure to impress.

The resulting presentation and accommodation bears little resemblance to the original format. The major transformations include but are not limited to: a full width ground floor extension culminating in a superb open-plan room measuring nearly eight metres by over six metres, the introduction of a utility with custom-made units and separate WC. a combination of new carpets and tiled flooring, a reconfiguration of the upstairs layout amounting to an en-suite and dressing room for the main bedroom, replacement family bathroom, landscaping and a brand new block paved drive.

Presented over two storeys, the beautifully presented accommodation comprises an entrance vestibule, accessed through a 'Composite' front door which seamlessly leads into the hallway with a continuation of the wooden plank effect tiled flooring and a staircase to upstairs with plentiful storage, cloakroom & WC, utility room, lounge with fitted furniture, study with a wooden slat feature wall, open plan dining kitchen and family room with sliding doors opening onto the gardens and covered 'Al-Fresco' dining area whilst to the first floor, there is the main bedroom with en-suite and dressing room facilities, two further double bedrooms and a contemporary bathroom suite.

Externally, there are landscaped gardens, an eye catching water feature, side garden providing a children's play area with artificial grass and a recently laid block paved driveway providing generous off road parking.

Accommodation

Entrance Porch

5'2" x 4'5" (1.60m x 1.37m)

Accessed through a wood grained 'Composite' front door with double glazed adjacent panels, further PVC double glazed window to the side elevation, wooden plank effect tiled flooring and a seamless opening to the:

Entrance Hallway

14'10" x 5'7" (4.54m x 1.72m)

Fitted with a continuation of the wooden plank effect tiled flooring, staircase to the upstairs providing concealed storage with floor to ceiling slatted timber panelling and a vertical central heating radiator.

WC

4'9" x 2'11" (1.47m x 0.91m)

Two piece suite including a low level WC. complete with a wash hand basin set on a timber base with mixer tap. Brushed gold ladder heated towel rail, tiled flooring and a PVC double glazed window to the side elevation.

Utility Room

8'3" x 5'10" (2.53m x 1.80m)

Fitted with a custom-made light wood utility unit housing the laundry appliances and open space for household goods, inset lighting, wood effect vinyl flooring in a 'Herringbone' design complete with full height cupboard casing the 'Worcester' boiler and the underfloor heating manifold.

Lounge

14'7" x 11'10" (4.46m x 3.61m)

Range of fitted furniture featuring a light coloured built-in entertainment centre featuring a glass-fronted cabinets, open shelving and cupboard storage, engineered wood effect flooring, suspended ceiling with 'LED' lighting, decorative panelling, PVC double glazed bay window overlooking the front and a central heating radiator.

Study

10'0" x 8'4" (3.07m x 2.55m)

Decorative painted timber slats, inset lighting, PVC double glazed window overlooking the front aspect and a combination cabinet providing shelving and cupboard storage.



Bedroom One

11'11" x 11'8" (3.65m x 3.57m)

Custom-made media wall features space for a flat screen television and integrated storage compartments below, suspended ceiling with LED lighting, further inset lighting, PVC double glazed window overlooking the front aspect, two wall light points and a double central heating radiator.

Dressing Room

6'4" x 5'11" (1.94m x 1.82m)

Fitted wardrobe system with shelving, hanging and drawer storage equipped with motion sensitive lighting.

En-Suite Wet Room

6'4" x 5'2" (1.94m x 1.60m)

Contemporary three piece suite featuring a walk-in tiled enclosure and screen including a thermostatic shower with both retractable and rain-shower heads, oval shaped porcelain wash hand basin and mixer tap set on a vanity unit with drawer storage below complete with a low level WC, Combination of wood effect and mosaic tiled floor with contrasting wall tiles, black ladder heated towel rail and a PVC frosted double glazed window to the rear.

Bedroom Two

12'2" x 8'9" (3.71m x 2.68m)

Fitted with small children's furniture including a playhouse with front stairs ideal for storage and a combination wardrobe proving drawer and hanging space. Ceiling coving, PVC double glazed window overlooking the front and a central heating radiator.

Bedroom Three

9'5" x 8'3" (2.88m x 2.52m)

PVC double glazed window overlooking the rear and a central heating radiator.

Bathroom

6'11" x 6'7" (2.11m x 2.03m)

Modern white contemporary three piece suite with brushed gold fittings including a minimalist bath with a thermostatic shower above with screen and both retractable & rain-shower heads, wash hand basin set within a vanity unit with drawer storage below and a low level WC. Floor to ceiling storage cupboard, further storage cupboard, inset lighting, ceiling coving, marble effect porcelain tiles and recessed display shelving.

Outside

This modern outdoor space features a dark grey aluminium pergola creating a covered patio area resulting in a contemporary design with landscaped elements including white raised planters and grey pavers. In addition, the remaining garden is predominantly laid to lawn with an eye catching water feature showcasing black slate stone tiles with a textured appearance including an integrated water fountain. At the base, the design features metallic spherical ornaments. To the side, there is a children's garden / play area with artificial grass, lighting and a cold water tap. The front has been resurfaced with block paving to supply generous off road parking.

Tenure

Freehold.

Council Tax

Band D' - £2,414.38 (2026/2027)

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 4DU

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.



Dining Kitchen & Family Room

25'9" x 20'2" (7.86m x 6.17m)

This superb extended open-plan room is the centre-piece of this beautifully appointed home where the landscaped gardens feels part of the accommodation. The kitchen is fitted with a range of matching base and eye level units complemented by matching glazed display cabinets. In addition, there is a centre island with breakfast bar featuring a five ring induction hob accompanied by a 'Downdraft' extractor set in a 'Quartz' work surface, deep drawer storage, wine fridge, recycling bins and further base level cupboard storage. Moreover, there are further integrated appliances including a microwave oven with a warming drawer below, coffee machine again with a warming drawer below, 'slide & hide' double oven, dishwasher and an 'American' style fridge/freezer set within a custom-built cabinet with adjacent pull-out storage. One and a half bowl 'Composite' sink unit with black mixer tap set in a 'Quartz' work surface with contrasting splash-back tiling

The family room area boasts a contemporary style media wall featuring a recess for a 65" television and soundbar complete with a simulated log 'LED' flame effect electric fire, PVC double glazed full height window overlooking the side garden and a vertical central heating radiator. The dining area lies behind the family room and adjacent to the kitchen providing a most generous space to dine for large numbers.

In conclusion, there are sliding doors to both the rear and side gardens with blinds, three double glazed 'Velux' windows furnishing even more light and a continuation of the wooden plank effect tiled flooring with underfloor heating.

First Floor

Landing

8'10" x 2'7" (2.71m x 0.81m)

Boarded loft with lighting accessed via a drop-down ladder.

