



Holes Lane, Woolston, Cheshire. WA1 4NE.
£650,000

STUNNING DETACHED HOME | THREE FLOORS OF ACCOMMODATION | HIGH SPECIFICATION FINISH | FOUR BATH/SHOWER ROOMS | FULLY ALARMED WITH CCTV CAMERAS | LANDSCAPED GARDENS WITH EFFECT LIGHTING | DOUBLE DETACHED GARAGE WITH STORAGE | MULTIFUEL LOG BURNING STOVE |



GROUND FLOOR
1562 sq.ft. (145.1 sq.m.) approx.

1ST FLOOR
797 sq.ft. (74.1 sq.m.) approx.

2ND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 3006 sq.ft. (279.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62022

This truly stunning 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. Internally to the property, there is a welcoming entrance hall that leads into the main lounge, breakfast kitchen with a matching range of wall, base, and drawer units, dining area, and a stunning garden room with the featured Atrium glazed roof and Bi-Folding doors which lead out into the garden. On the first floor the property benefits from three bedrooms two of which are serviced via your own en-suite, a dressing room, and a family bathroom. On the second floor, there are two further bedrooms and an en-suite bathroom. Externally there is a large gravelled driveway with mature garden areas to the front and rear. A beautifully landscaped rear with patio area and furthermore there is a double detached garage.

Holes Lane benefits from easy access to a range of local amenities, and is a two minute walk away from Woolston park, as well as being within close proximity to motorway transport links making commuting in to Warrington Town Centre and surrounding areas extremely hassle free.



Contact your local office to arrange a viewing:

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
- Stockton Heath: 01925 453400
- St.Helens: 01744 754120
- Wigan: 01942 498862
- Culcheth: 01925 764744
- Ashton-In-Makerfield: 01942 364446
- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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