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HUDSON CLOSE, OLD HALL, WARRINGTON

SSTC

OFFERS OVER £250,000 Freehold

Charming 2-bed bungalow in a quiet Old Hall cul-de-sac. Features fitted kitchen/diner, entrance hall, conservatory, adjoining garage, recently fitted boiler and enclosed, private rear garden. Close to The Maltings, Sankey Valley Park, local amenities and excellent motorway & rail links.

- 2 bed detached bungalow
- Popular and convenient WA5 location
- True Bungalow
- Enclosed rear garden
- Down Stairs Shower Room
- Council Tax Band C

Beautifully Positioned Two-Bedroom Bungalow in a Quiet Old Hall Cul-de-Sac
A charming two-bedroom bungalow occupying a peaceful cul-de-sac position within the popular Old Hall area of WA5, offering comfortable single-storey accommodation, an enclosed and unoverlooked rear garden, adjoining garage and excellent access to local amenities, countryside walks and commuter links.

This appealing bungalow is ideally suited to buyers looking for a quiet residential setting without feeling isolated, with the added attraction of being close to The Maltings, a popular, dog-friendly pub situated in the heart of Sankey Valley Park. The surrounding area also provides excellent opportunities for walking, cycling and enjoying the outdoors.

Internally, the property offers a welcoming entrance hallway, a fitted kitchen with adjoining dining area, two bedrooms and a useful conservatory, providing an additional living space with a pleasant outlook towards the rear garden. The property further benefits from an adjoining garage, offering valuable storage or parking, while the recently fitted boiler provides an additional benefit for the new owner.

One of the property's particular highlights is the enclosed rear garden, which is not overlooked, creating a private and peaceful outdoor space — an increasingly desirable feature for those wanting somewhere to relax, entertain or enjoy the garden in privacy.

The property is positioned within a quiet cul-de-sac on an established and peaceful residential development, making this an attractive proposition for a wide range of buyers, including couples, downsizers, retirees or anyone seeking the convenience of bungalow living.

The Accommodation
The property is approached via an entrance leading into the welcoming entrance hallway, providing access to the principal accommodation.

The fitted kitchen offers a practical range of units together with a dedicated dining area, creating a sociable space for everyday meals and entertaining.

The property benefits from two bedrooms, providing flexible accommodation for residents, guests or those requiring a home office or hobby room.

A particularly appealing feature is the conservatory, which provides an additional reception space and enjoys views towards the enclosed rear garden.

The accommodation is complemented by an adjoining garage, providing useful storage, parking and further practical versatility.

The property also benefits from a recently fitted boiler.

Garden & Outside Space
The enclosed rear garden is both private and unoverlooked, making it a lovely space to enjoy throughout the year. The absence of properties directly overlooking the garden adds an excellent sense of privacy and tranquillity.

The quiet position of the property, combined with the private rear garden and nearby green spaces, gives the home a particularly pleasant feel.

A Fantastic Location for Walkers & Dog Owners
For those who enjoy walking or have a four-legged companion, the location is especially appealing. The Maltings, located on Bewsey Farm Close, is a well-known dog-friendly pub set within Sankey Valley Park, making it a convenient local destination for a meal, drink or walk. The pub itself describes its location as being in the heart of Sankey Valley Park and welcomes dogs.

Just a short distance away, Sankey Valley Park provides extensive green space and pathways following the course of Sankey Brook and the former Sankey Canal, making it particularly attractive for walkers, cyclists and dog owners.
This combination of a quiet residential home, private garden, nearby pub and access to open green space gives the property a lifestyle appeal that is difficult to replicate.

Excellent Commuter & Transport Connections
The position is particularly convenient for commuters, with Warrington benefiting from its strategic location between Manchester and Liverpool and excellent access to the regional motorway network.

The M62 provides a direct east-west route towards Manchester and Liverpool, while the M6 provides connections north and south, including towards Birmingham, Preston and beyond. The M56 also provides access towards Chester and South Manchester. Warrington's motorway network makes the area particularly attractive to those commuting throughout Cheshire, Merseyside, Greater Manchester and the wider North West.

For rail commuters, Warrington West and Central railway station's provide regular services towards both Manchester and Liverpool. The station also provides onward connectivity towards Manchester Airport.

For longer-distance travel, Warrington Bank Quay is on the West Coast Main Line and provides access to major destinations including London and other cities across the UK.

Both Manchester Airport and Liverpool John Lennon Airport are within practical travelling distance, adding further convenience for business travellers and those who enjoy travelling abroad. Manchester Airport also has its own railway station with direct rail connections into the airport terminals.

Local Amenities, Shopping & Leisure
Everyday amenities are readily accessible within the surrounding area, while Warrington town centre provides a comprehensive range of shopping, dining, entertainment and leisure facilities.

Local conveniences include SPAR Old Hall and the Old Hall Post Office, providing useful everyday services close to home. Within a

couple of miles you will also be in Warrington Town Centre and Gemini retail park which has an M&S, Boots, Next and IKEA amongst other retail shops.

Council Tax Band: C (Warrington Borough Council)
Tenure: Freehold
Parking options: Driveway
Garden details: Enclosed Garden






The VERNON
KITCHEN

























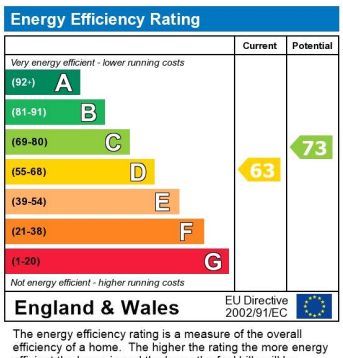






Total area: approx. 80.3 sq. metres (864.3 sq. feet)

Floor plan for illustrative purposes only. Not to scale. All measurements are approximate and and not guaranteed to be exact.
Plan produced using PlanUp.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.