



Tarporley Road, Stretton Warrington, Cheshire



mark antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Stunning Barn Conversion
- Three Double Bedrooms
- Beautifully Presented
- En-suite to Master
- Driveway Parking
- Huge Lounge
- Delightful Garden
- Gorgeous Kitchen/Dining Room
- Garage
- Sought After Location

DESCRIPTION

A beautiful barn conversion in the highly sought after location on Stretton. This wonderful property has three double bedrooms, with en-suite to master, and an abundance of living space for a growing family. There is also the added benefit of driveway parking for multiple cars as well as a delightful garden.

Access into this characterful property is into a bright and welcoming hall, leading to a spacious lounge and an open plan kitchen / dining room. There is also the added benefit of a utility and WC. To the first floor there are three good sized bedrooms, with en-suite to master, and a stylish family bathroom.

GARDENS

This wonderful barn conversion has a much larger plot than most. There is a good sized gravel driveway, providing parking for multiple cars, as well as a beautiful garden. The garden has a lovely area laid to lawn and a decked area, perfect for alfresco dining. There is also the added benefit of a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 6.38m x 6.10m
- Dining Kitchen 6.38m x 4.76m
- Utility Room 1.95m x 3.01m
- WC

FIRST FLOOR

- Landing
- Bedroom One 5.22m x 6.10m
- En-suite 1.76m x 2.36m
- Bedroom Two 3.02m x 4.76m
- Bedroom Three 2.99m x 4.76m
- Bathroom 2.12m x 3.01m

SERVICES

- Oil Fired Heating
- Mains connected: Electric, Water
- Drainage: Private
- Broadband Availability: Up to 67Mb (Via BT)

LOCATION

Surrounded by Cheshire countryside, Stretton is a picturesque village located south of Warrington Town Centre. The name Stretton derives from the Old English term 'settlement on a Roman road' as it sits around what was once a key route passing through the area to Wilderspool.

In the past, the village was known as a prime agricultural area and is brimming with history; home to cottages, school houses and a parish church dating back to the 19th Century. Nowadays there's a sports pavilion, hotel and a selection of outstanding schools.

Stretton also benefits from excellent transport links and a great range of amenities including a nursery, post office and a range of cosy pubs. Residents also have plenty of scenic walking routes on the doorstep.

DISTANCES

- Stockton Heath 3 miles
- Warrington Town Centre 4 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 21 miles via M56
- Liverpool City Centre 28 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: TBC

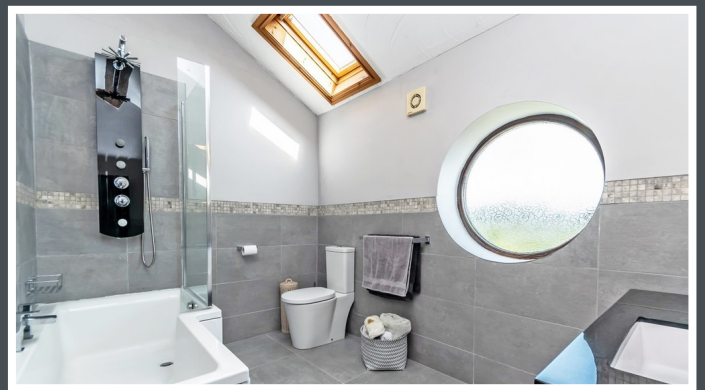
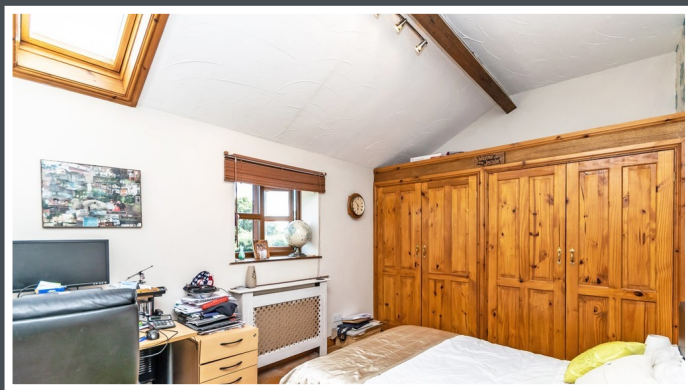
Tenure: Freehold

(to be confirmed by Solicitors.)

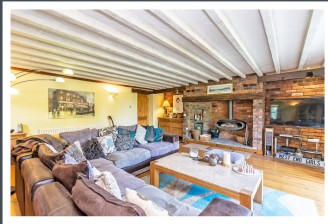
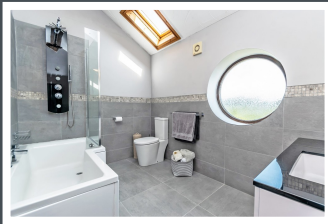
Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



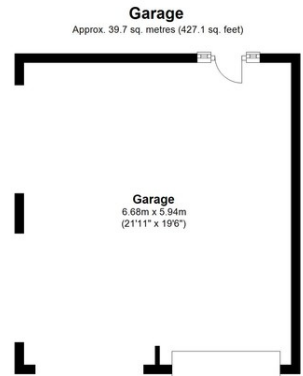
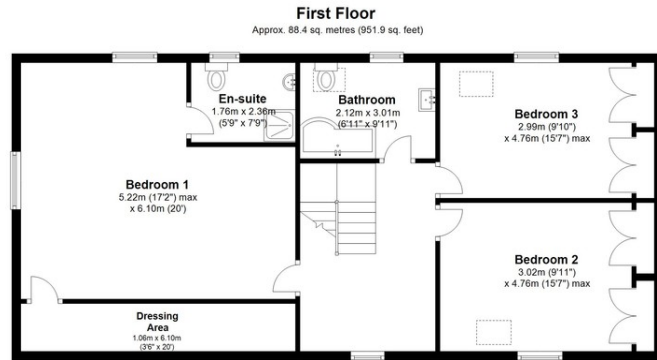
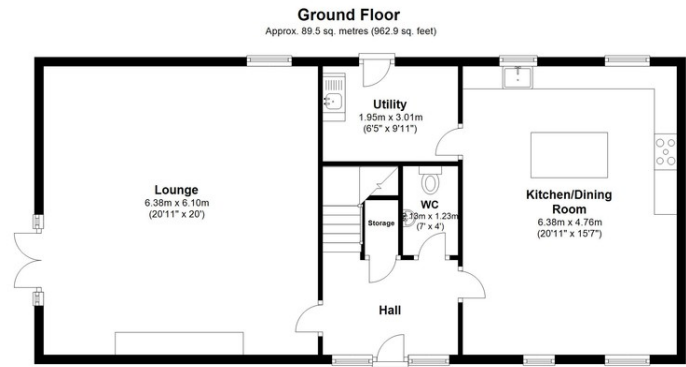




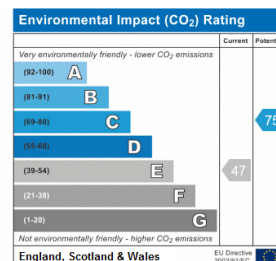
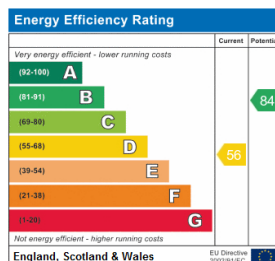


IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Total area: approx. 217.6 sq. metres (2341.9 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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