



# Dane Manor Lodge

## Northwich Road, Lower Whitley

### Cheshire



mark antony

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SALES & LETTING AGENTS



## HIGHLIGHTS

- Sought After Location
- Beautifully Presented
- Modern Build
- Semi-Rural Setting
- Wrap Around Garden
- Gated Driveway
- Double Garage/Gym
- Abundance of Living Space
- Downstairs Shower Room
- Four Double Bedrooms



## DESCRIPTION

A stunning, recently built detached in the highly sought after location of Lower Whitley. This beautiful home boasts an enviable courtyard position and sits on a lovely gated plot with wrap around gardens. With four double bedrooms and an abundance of living space, this really is a perfect family home.

Access into this fabulous property is via a welcoming hallway leading to a spacious lounge, sunny dining room, stylish kitchen/sitting room and a study. There is also a utility room and downstairs shower room. To the first floor there are four double bedrooms, two with WC facilities and a four piece family bathroom.

## GARDENS

This property enjoys a superb position within an attractive semi-rural courtyard. There is a gated driveway leading to the detached garage/gym and a wonderful wrap around garden. There is also a lovely patio area, great for alfresco dining.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 5.04m x 3.30m
- Dining Room 3.55m x 3.50m
- Kitchen/Sitting Room 6.34m x 3.28m
- Utility Room 2.08m x 2.14m
- Shower Room 3.21m x 2.00m
- Study 1.96m x 3.20m

### FIRST FLOOR

- Landing
- Bedroom One 6.34m x 3.32m
- WC 1.22m x 1.50m
- Bedroom Two 6.34m x 3.32m
- WC 1.23m x 1.50m
- Bedroom Three 2.94m x 3.50m
- Bedroom Four 2.80m x 3.50m
- Bathroom 2.54m x 2.14m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 362Mb (Via Virgin)

## LOCATION

Lower Whitley is a village in Cheshire, England. Together with Higher Whitley, it is a part of the civil parish of Whitley, situated in the unitary authority of Cheshire West and Chester. Key social hubs include the Chetwode Arms, St. Lukes Church and the Village Hall. As well as the Village School and the Birch & Bottle (Chang Noi). The focal point of the village is a medium sized pond known as 'Town Pit', now registered as a village green.

## DISTANCES

- Stockton Heath 6 miles
- Warrington Town Centre 8 miles
- Manchester Airport 17 miles via M56
- Chester City Centre 19 miles via M56
- Liverpool City Centre 22 miles via M62
- Manchester City Centre 24 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

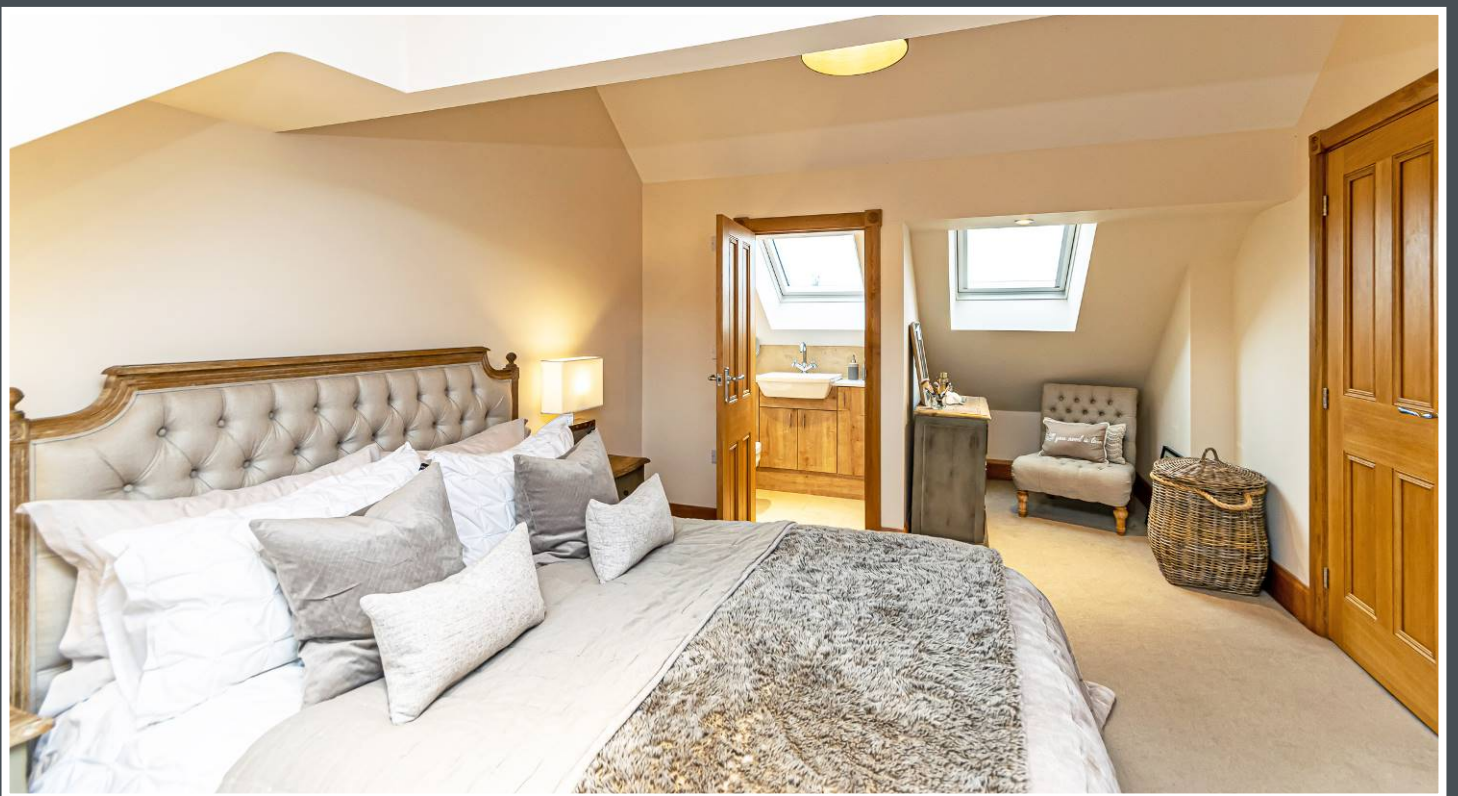
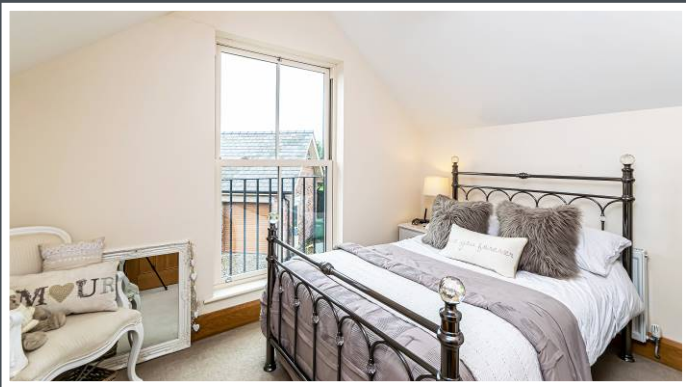
**Local Authority:** Warrington Borough Council  
**Council Tax Band:** F  
**Tenure:** Freehold  
(to be confirmed by Solicitors.)

## Contents, Fixtures and Fittings

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



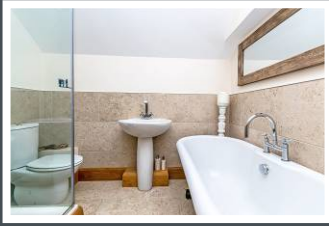






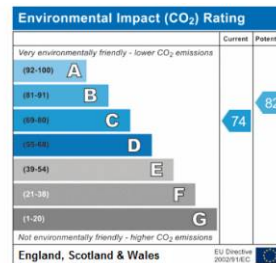
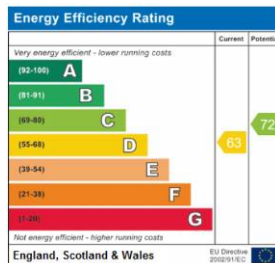
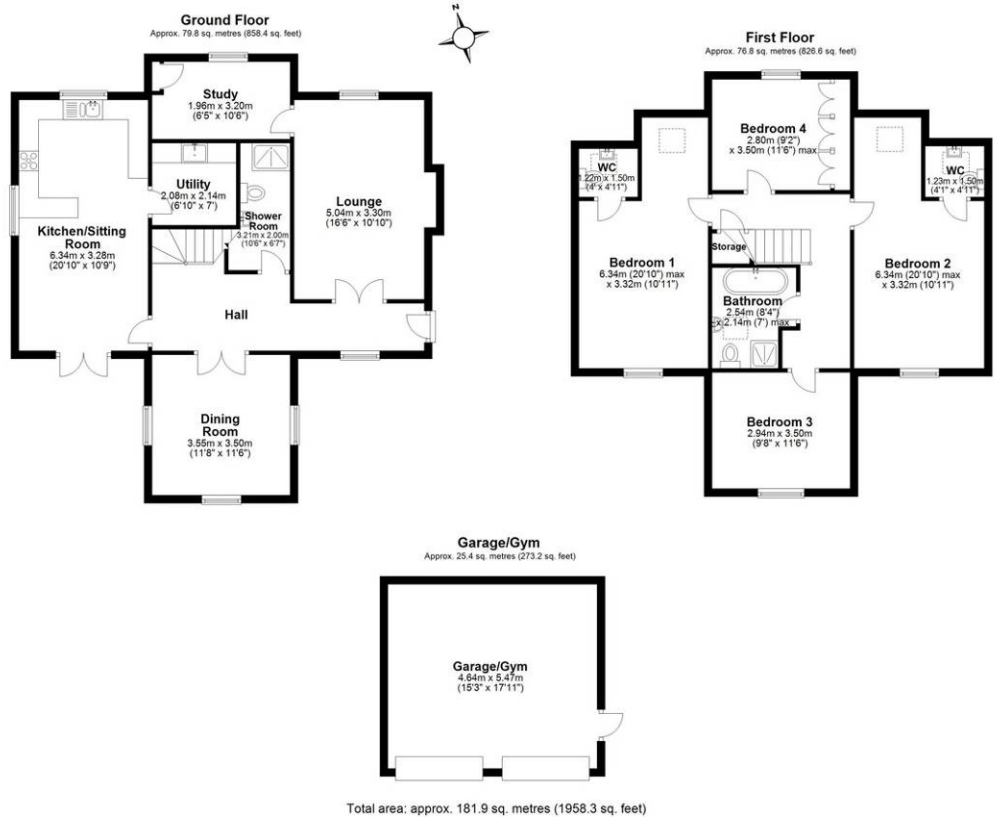






### IMPORTANT NOTICE:

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.



### 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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