



‘The Corner House’

Well Lane, Lower Stretton

Warrington, Cheshire



mark antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Sought After Location
- Rural Setting
- Detached Family Home
- Wrap Around Garden
- Two Reception Rooms
- Four Bedrooms
- Underfloor Heating
- Local Pub
- Close to Stockton Heath
- No Onward Chain

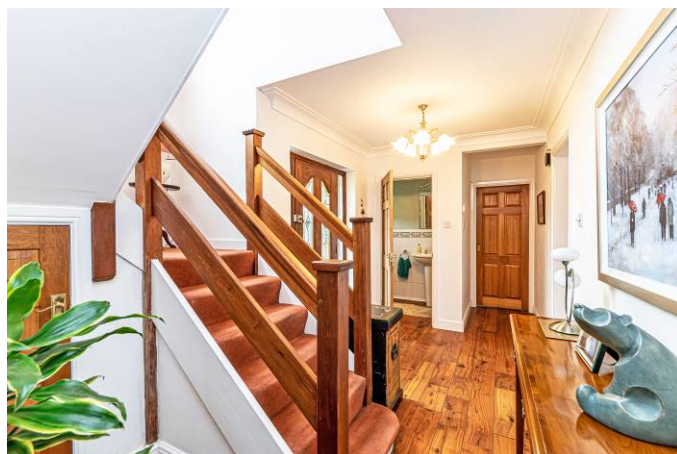
DESCRIPTION

A fabulous detached property in the sought after rural location of Lower Stretton. Situated on a lovely quiet lane, this spacious home offers an abundance of living space, four bedrooms and a gorgeous wrap around garden. This property also has the benefit of no onward chain.

Access into this beautiful home is via a welcoming hallway, leading to a generous lounge, lovely dining room, kitchen, utility and WC. There is also internal access to the garage. Throughout most of the ground floor there is the benefit of underfloor heating. To the first floor, there are four bedrooms, three of which are doubles and a family bathroom.

GARDEN

A real WOW factor of this brilliant property is the gorgeous wrap around gardens. Boasting an enviable corner plot and surrounded by countryside views, this is the perfect garden for alfresco dining and entertaining family and friends. There is a large lawned area and multiple patio/decking areas. There is driveway parking to the front of the property, leading to the double garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 6.36m x 3.62m
- Dining Room 3.00m x 3.61m
- Kitchen 3.00m x 3.46m
- Utility Room 3.20m x 1.79m
- Garage 5.46m x 4.33m
- WC

FIRST FLOOR

- Landing
- Bedroom One 6.36m x 3.62m
- Bedroom Two 3.00m x 3.61m
- Bedroom Three 3.00m x 3.46m
- Bedroom Four 2.19m x 2.67m
- Bathroom 3.00m x 2.45m

SERVICES

- Oil Fired Central Heating
- Mains connected: Electric, Water
- Drainage: Septic Tank
- 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 mile walk
- Warrington Town Centre 4 miles
- Manchester Airport 14 miles via M56
- Chester City Centre 19 miles via M56
- Manchester City Centre 21 miles via M56
- Liverpool City Centre 23 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: G

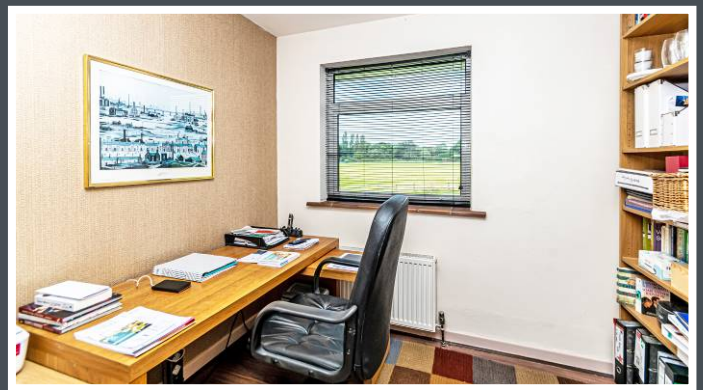
Rent Charge: £18 per annum

Tenure: Freehold
(to be confirmed by Solicitors.)

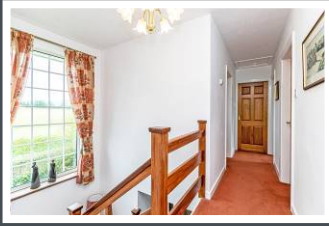
Contents, Fixtures and Fittings

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



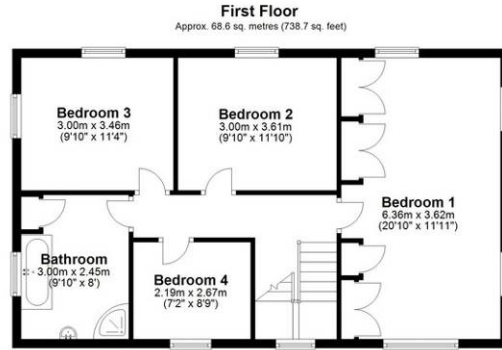




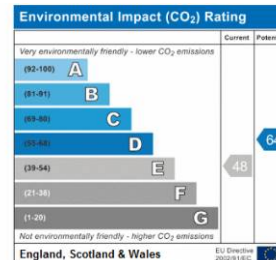
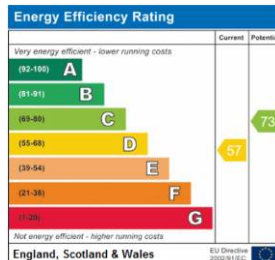


IMPORTANT NOTICE:

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. 160.1 sq. metres (1722.9 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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