



Lane End Cottages

Summit Close, Lower Stretton

Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Sought After Location
- Semi-Rural Setting
- Secluded Private Courtyard
- Original Barn Features
- Spacious Lounge
- Lovely Dining Room
- Three Double Bedroom
- En-Suite to Master
- Family Bathroom
- Attractive Garden

DESCRIPTION

A spacious property, full of character, in a secluded and very sought after rural location. Enjoying an enviable position in a private courtyard, this gorgeous barn conversion has three double bedrooms and two reception rooms. There is off road parking to the front of the property and a lovely garden to the side.

Access into this beautiful home is via a welcoming hallway, leading to a generous lounge, spacious dining area and a recently refurbished kitchen. To the first floor, there are three double bedrooms, with en-suite to master and a four piece family bathroom.

GARDENS

Unlike others within this courtyard, this wonderful property boasts a garden area to the side. This stunning landscaped garden is very private and is surrounded by a lovely brick wall. There is a superb patio, perfect for alfresco dining. To the front of the property there is off road parking to the front.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 6.80m x 3.05m
- Dining Room 2.81m x 2.90m
- Kitchen 3.88m x 2.90m

FIRST FLOOR

- Landing
- Bedroom One 4.64m x 2.90m
- En-suite 1.72m x 1.90m
- Bedroom Two 4.02m x 3.05m
- Bedroom Three 2.71m x 3.05m
- Bathroom 2.09m x 2.90m

SERVICES

- Electric Heating
- Mains connected: Electric, Water
- Drainage: Private
- Broadband Availability: Fibre Optic

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 is 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 Village 3 miles
- Northwich 7 miles
- Manchester Airport 14 miles via M56
- Chester City Centre 19 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: E

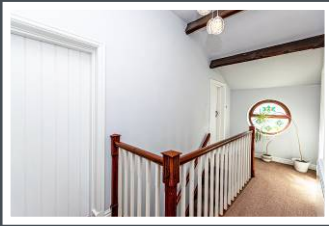
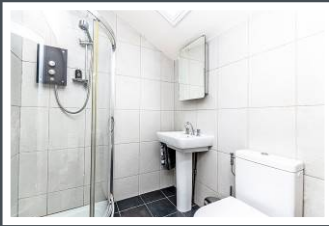
Tenure: Freehold

(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

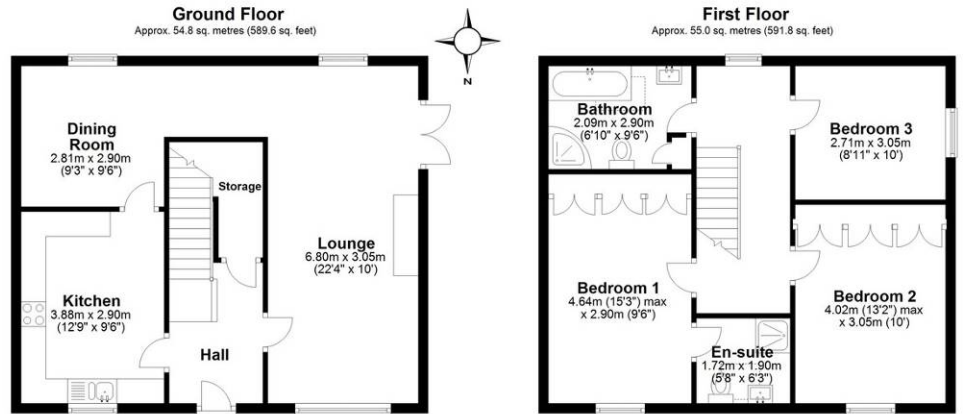
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



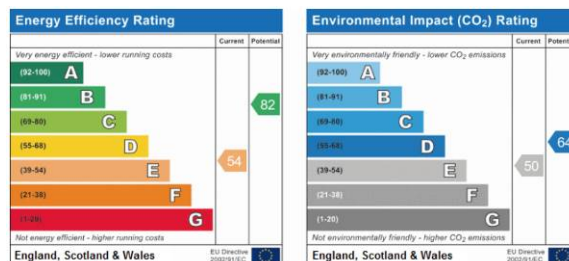


IMPORTANT NOTICE:

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. 109.8 sq. metres (1181.4 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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