



Northwich Road, Lower Whitley Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Exclusive Development
- Four Bedrooms
- Beautifully Decorated
- Countryside Views
- Open Kitchen/Family Room
- Barn Conversion
- Original Features
- Home Office
- Semi-Rural Location
- Close to Transport Links

DESCRIPTION

A stunning barn conversion located within a private and exclusive development and offering Cheshire countryside views. Showcasing four bedrooms, a fabulous open kitchen/family room and ample driveway parking. This immaculately presented property is surrounded by beautiful rural walks, is near to the local primary school and is in close proximity to great motorway links. This is an ideal property for a growing family and those looking to enjoy a rural lifestyle.

Upon entering this beautifully decorated property, you are greeted into the spacious and welcoming entrance hall, featuring a modern glass staircase and leading to the home office, utility room and WC. This property celebrates a generous and bright, open kitchen/family room boasting high specification appliances and providing a fabulous space for entertaining. There is also a separate lounge for cosy nights in and relaxing at the end of a busy day.

Upstairs, there are four good-sized bedrooms, all offering built in wardrobes. Bedroom one benefits from an en-suite and is positioned perfectly to enjoy the rural views. Completing the property is the family bathroom featuring a four piece suite.



GARDEN

This property offers a private garden in a quiet and exclusive development. The outdoor space provides a lovely family setting with a mixture of lawn, patio and decking. To the front, there is an additional garden and seating area with ample parking along with a private driveway leading to the development.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- 4.63m x 4.55m Entrance Hall
- 5.23m x 4.05m Lounge
- 5.23m x 7.83m Kitchen/Dining/Family Room
- 2.72m x 1.88m Home Office
- 2.06m x 2.41m Utility Room
- 1.07m x 1.88m WC

FIRST FLOOR

- Landing
- 4.20m x 5.69m Bedroom One
- 1.78m x 5.69m En-suite
- 5.23m x 5.35m Bedroom Two
- 4.20m x 3.23m Bedroom Three
- 2.47m x 6.53m Bedroom Four
- 2.06m x 2.41m Bathroom



SERVICES

- LPG Gas Heating
- Mains connected: Electric, Water
- Drainage: Private
- Broadband Availability: Up to 74Mb (Via BT)

LOCATION - LOWER WHITLEY

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 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

- Little Leigh Primary School 1 mile
- Marbury Country Park 4 miles
- Northwich 4 miles
- M56 Motorway link/Junction 5 miles
- Stockton Heath Village 7 miles
- Warrington Town Centre 9 miles
- Manchester Airport 18 miles via M56
- Manchester City Centre 28 miles via M56
- Liverpool City Centre 21 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Cheshire West and Chester

Council Band: F

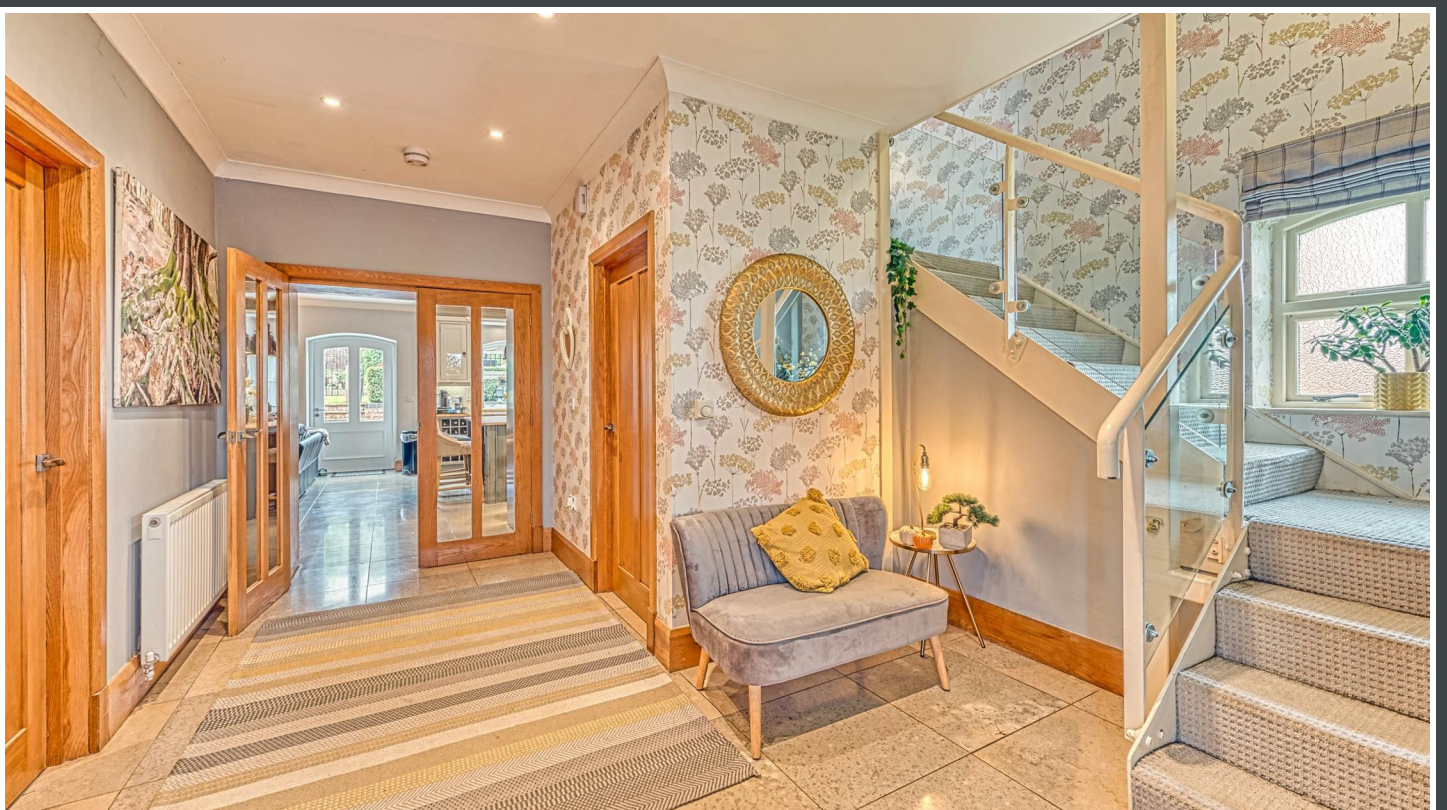
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

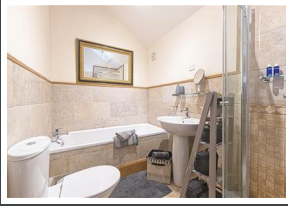
Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



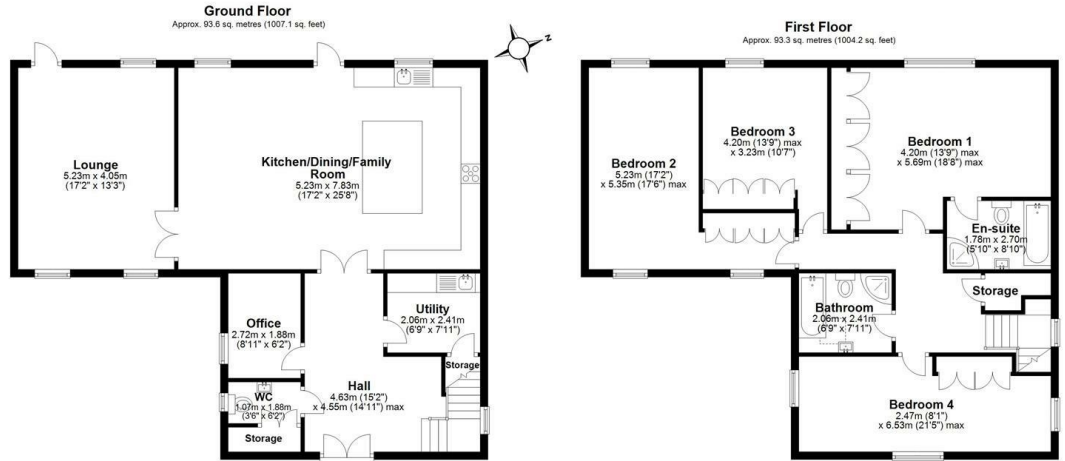






IMPORTANT NOTICE

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. 186.9 sq. metres (2011.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

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

OTHER SERVICES

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

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



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