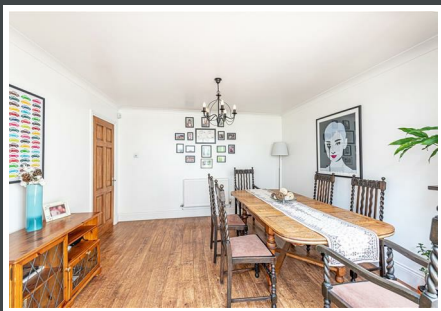




# Radley Lane, Houghton Green Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Detached Family Home
- Home Office
- Three Double Bedrooms
- Four Reception Rooms
- Detached Double Garage
- Beautiful Garden
- Semi-Rural Setting
- Close To Motorway Links
- Abundance Of Space
- Redecorated Throughout



## DESCRIPTION

A beautiful and very well maintained detached family home, in the tranquil and semi-rural Village of Houghton Green. Whilst nestling alongside an abundance of nature, this peaceful location also offers the benefit of close proximity to local amenities and motorway links. Celebrating three double bedrooms, plentiful living space throughout, a delightful garden and a detached double garage.

Upon entering, you are welcomed into a spacious and inviting hallway, leading into the large lounge bathed in natural light from the generous bay window. The study provides a perfect home-office space, whilst the adjacent dining room extends to a beautifully bright conservatory, showcasing the garden. The modern kitchen offers integrated appliances, including a range cooker and a further dining area for busy family life. The ground floor also offers a downstairs WC and boasts a large utility room with Belfast sink and purpose-built cupboards for a washing machine, a tumble dryer and storage.

To the first-floor, you will find a very spacious and airy landing leading you to bedroom one with its large layout, en-suite bathroom with double shower and the added benefit of a walk-in wardrobe, to maximise dressing and storage options. There are two further double bedrooms and a newly fitted and good-sized family bathroom.



## GARDEN

A well-manicured garden greets you to the front of the property, showcasing colourful blooms and mature trees that enhance the property's allure. To the rear, there is a generous garden offering a beautiful setting for family gatherings and entertaining. This home celebrates a detached double garage and a private driveway, suitable for up to six vehicles.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.46m x 4.12m Lounge
- 2.97m x 3.72m Study
- 3.35m x 3.72m Dining Room
- 2.94m x 3.72m Conservatory
- 3.39m x 5.10m Kitchen/Dining Room
- 3.90m x 1.77m Utility Room
- 1.15m x 1.19m WC

### FIRST FLOOR

- Landing
- 4.68m x 4.12m Bedroom One
- 2.60m x 2.41m En-suite
- 2.60m x 1.61m Walk-in Wardrobe
- 3.39m x 3.72m Bedroom Two
- 2.97m x 3.72m Bedroom Three
- 2.60m x 2.75m Bathroom





## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Septic tank sewerage, mains water
- Broadband Availability: Up to 132Mb (Via Virgin)

## LOCATION - HOUGHTON GREEN

Situated north of Warrington, Houghton Green is a popular semi-rural Village with a great range of amenities and transport connections. Houghton Green has an abundance of wildlife and there are multiple walks and parks in close proximity, such as Peel Hall Park which is very popular with families and dog walkers. Padgate train station is close by and connects the area with neighbouring cities, Manchester and Liverpool, making it ideal for commuters. The motorway network is also just a short drive away and Warrington Town Centre can be reached in around 15 minutes by car.

## DISTANCES

- Peel Hall Park 10 minute walk
- Cinnamon Brow CE Primary School 10 minute walk
- Warrington Town Centre 3 miles
- Manchester Airport 17 miles via M62
- Manchester City Centre 17 miles via M62
- Liverpool City Centre 20 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

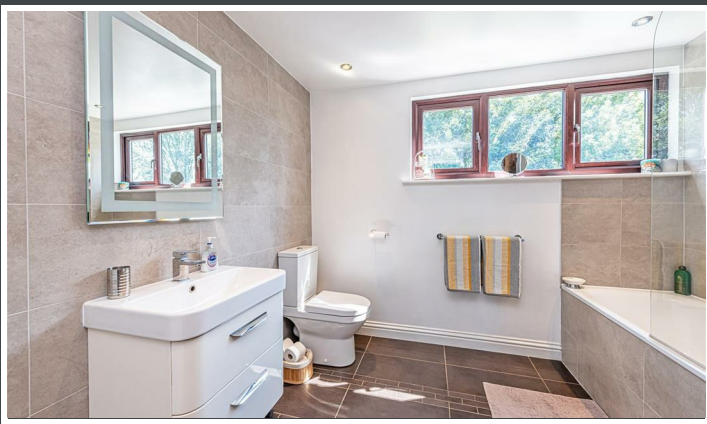
**Local Authority:** Warrington  
**Council Band:** F  
**Tenure:** Freehold  
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

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









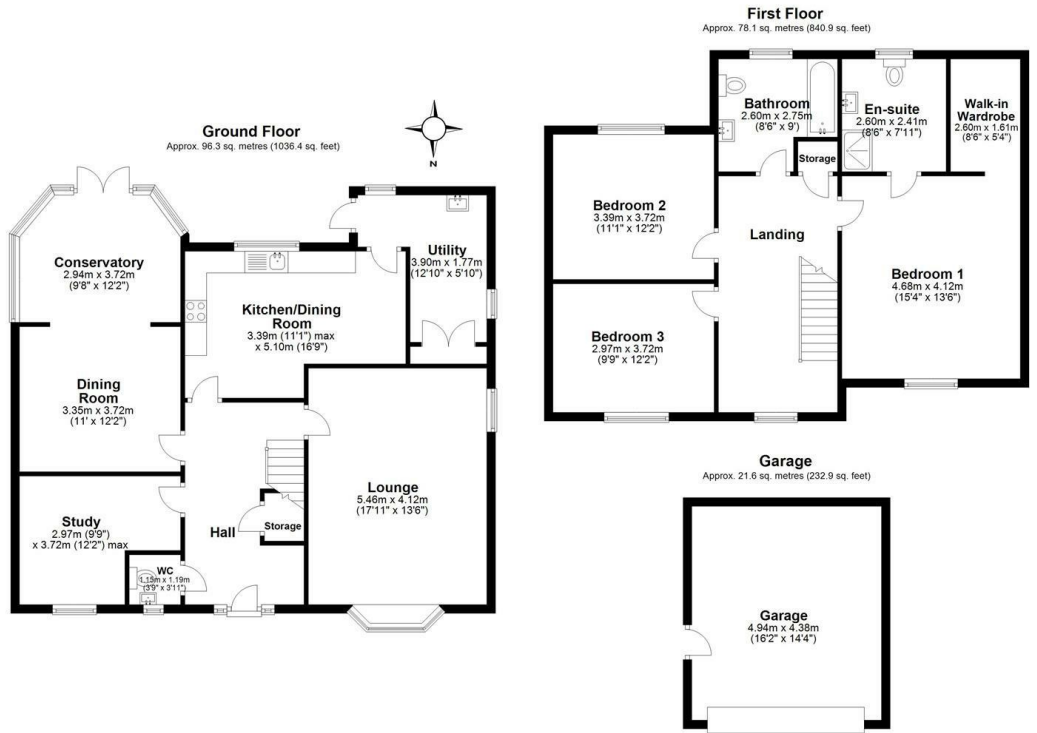






## IMPORTANT NOTICE

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. 196.0 sq. metres (2110.2 sq. feet)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      | 79        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

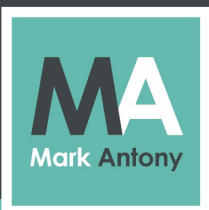
## VIEWING ARRANGEMENTS

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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