



# Goose Lane, Hatton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Barn Conversion
- Three Bedrooms
- Traditional Features
- Stunning Kitchen/Diner
- Spacious Living Area
- Growing Family Home
- Freehold
- Garage
- Parking Available
- Great Location

## DESCRIPTION

With no onward chain, we present a gorgeous barn conversion is set within the heart of Hatton, which boasts beautiful countryside views. Celebrating three bedrooms, a stunning kitchen/diner, a spacious lounge and showcasing traditional features throughout. This home is set in a private and peaceful location, making this perfect for the growing family.

Entry into this home leads you through to the spacious lounge, and then flows naturally to the stunning kitchen/diner. The kitchen showcases a beautiful brick feature wall, and has sleek and modern worktops. Throughout the downstairs there are original beams, in keeping the property with the traditional feel. Home to the first floor is three bedrooms, with bedroom one benefiting from an En-suite. Completing the upstairs is a modern family bathroom.

## GARDEN

This property offers a well maintained front garden, which is laid to lawn, with mature shrubbery. To the rear of the property parking is available as well as garage, which can be used for additional storage, or keeping a vehicle.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.35m x 4.63m Lounge
- 5.35m x 4.62m Kitchen/Diner
- 5.49m x 2.69m Garage

### FIRST FLOOR

- Landing
- 3.33m x 4.62m Bedroom One
- 2.03m x 1.67m En-suite
- 3.01m x 4.69m Bedroom Two
- 2.34m x 2.71m Bedroom Three
- 2.03m x 2.77m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 150Mb (Via BT)



## LOCATION - HATTON

Hatton is a quaint Village located five miles south of Warrington Town Centre. The rural hamlet is nestled amongst beautiful countryside, providing residents with an abundance of great walks and cycling routes. The village houses three Grade II listed buildings which appear in the National Heritage List for England. They include The Hatton Arms, Hatton Hall and a K6 telephone kiosk, otherwise known as the 'Jubilee Kiosk.' It was designed by renowned architect, Giles Gilbert Scott, to commemorate the silver jubilee of King George V. Although Hatton seems remote, thanks to its surroundings, the village has excellent transport links providing easy access to nearby towns and cities. It is also in the catchment area for schools which are consistently rated as outstanding.

## DISTANCES

- Hatton Arms 2 minute walk
- Walton Gardens 2 mile walk
- Warrington Town Centre 5 miles
- Manchester Airport 15 miles via M56
- Chester City Centre 19 miles via M56
- Liverpool City Centre 20 miles via M62
- Manchester City Centre 26 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** F

**Tenure:** Freehold

### Contents, Fixtures and Fittings

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



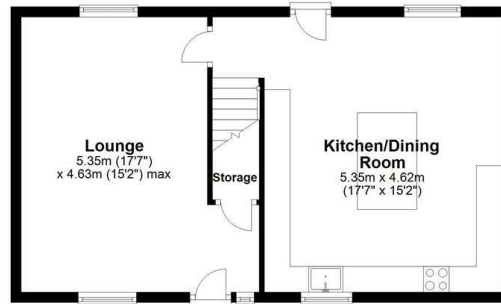


## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.

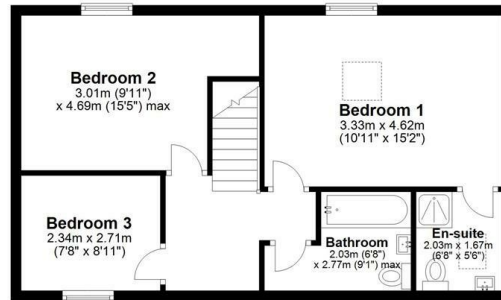
### Ground Floor

Approx. 50.2 sq. metres (539.9 sq. feet)



### First Floor

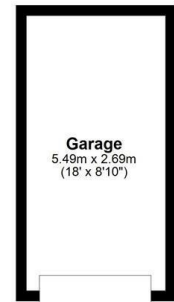
Approx. 50.8 sq. metres (546.3 sq. feet)



Main area: Approx. 100.9 sq. metres (1086.2 sq. feet)  
Plus garages, approx. 14.8 sq. metres (159.0 sq. feet)

### Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garage, approx. 14.8 sq. metres (159.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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