



Northwich Road, Stretton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedrooms
- Semi-Rural
- Off-Road Parking
- Attractive Garden
- South Warrington Location
- Countryside Views
- No Onward Chain
- Traditional Build
- Near To Motorway Links
- Semi-Detached Home

INTERNAL

Nestled in a picturesque semi-rural setting, this charming semi-detached home offers the perfect blend of countryside tranquillity and timely comfort. This property features four bedrooms, a spacious lounge offering a traditional wood burning fire and a cottage style kitchen/diner that is flooded with array of natural light emphasising the welcoming ambience this home has to offer. The ground floor provides ample square footage with the fourth bedroom located downstairs with the convenience of a shower room and WC. Despite its rural charm, the property is just a short drive from local amenities, schools, and transport links, offering the best of both worlds. This delightful semi-detached home is a perfect opportunity for those seeking a peaceful countryside lifestyle.

GARDEN

This home showcases a traditional countryside garden framed by a classic wooden fence, providing an enchanting transition between the garden and the open countryside. This outdoor space offers ample opportunity and is the perfect retreat to enjoy the scenic views and the countryside life this setting has to offer.

SERVICES

- Gas Central Heating - LPG Bottled Gas
- Mains connected: Electric, Water
- Drainage: Shared Septic Tank
- Broadband Availability: Up to 145Mb (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. 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.

GENERAL INFORMATION

Local Authority: Warrington

Council Band: D

Tenure: Freehold

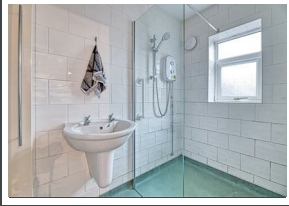
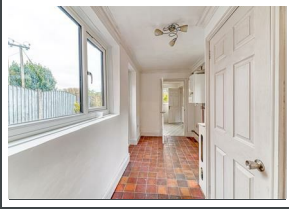
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

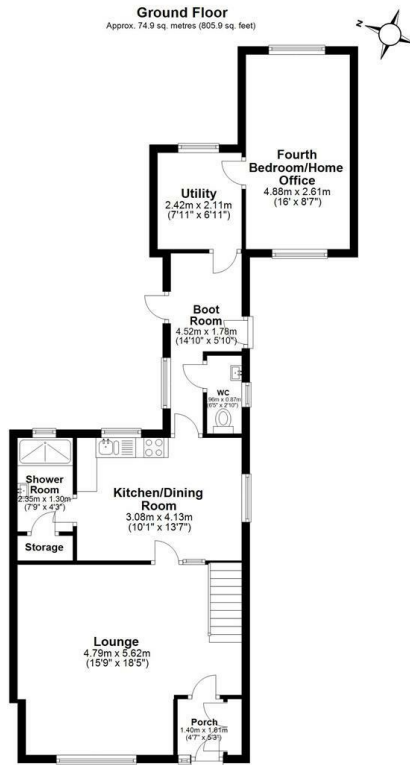
Items may be available under separate negotiation.



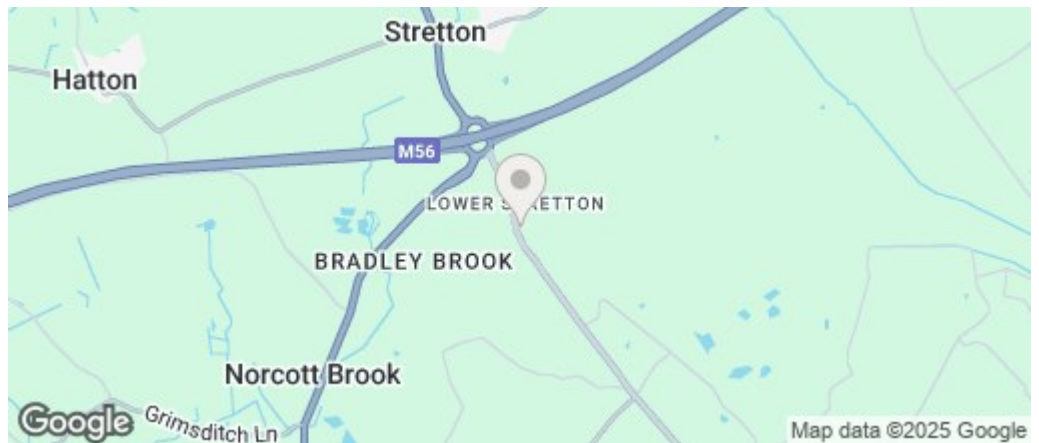


IMPORTANT NOTICE

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.



Total area: approx. 111.2 sq. metres (1197.4 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		
(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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