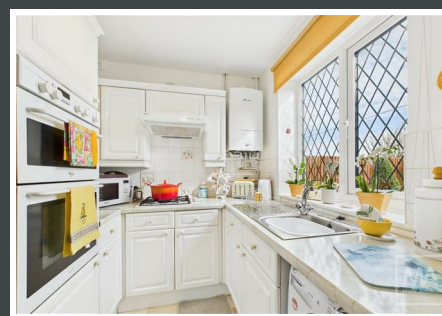
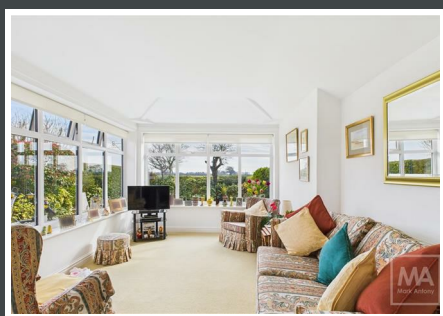




Hatton Lane, Hatton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Sought-After Location
- Driveway Parking
- Great Transportation Services
- Private Rear Garden
- Spacious Interiors
- Three Bedrooms
- Semi-Rural Location
- Stunning Rear Extension
- Bright and Airy
- Close To Schools

INTERIOR

Now available to view, we proudly present this charming three bedroom semi-detached property for sale. Nestled in a peaceful semi-rural setting, this charming three-bedroom semi-detached home offers a fantastic opportunity for downsizers seeking space, light, and tranquillity. The property is bright and airy throughout, with large windows that flood the interior with natural light enhancing the warmth and charm this home has to offer! To the front of the property, you will find the living room featuring a charming bay window and a welcoming space to relax or entertain. Adjacent to the lounge you will find a spacious kitchen/diner featuring integrated appliances and the opportunity for modernisation to make this the heart of your home. A stylish sunroom with expansive windows showcases stunning views of the rear garden - this inviting retreat seamlessly connects indoor and outdoor living, offering year-round enjoyment of nature. As you ascend the staircase, you will find three bedrooms and a modern family bathroom. Each bedroom provides a peaceful retreat for all to enjoy with pleasant views of the surrounding countryside /fields.

GARDEN

To the rear of the property you will find a large private garden offers a peaceful retreat, backing onto open fields for a stunning rural outlook. Surrounded by mature hedging, it provides a secluded space to relax, with a mix of lawn, patio, and planting areas to enjoy nature.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private - Septic Tank
- Broadband Availability: Up to 900Mb (Via BT)



LOCATION

Hatton is a quaint Village located 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.' 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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

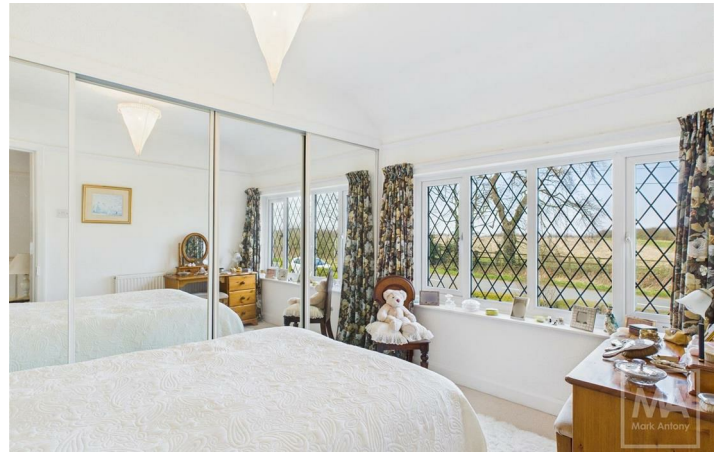
Tenure: Freehold

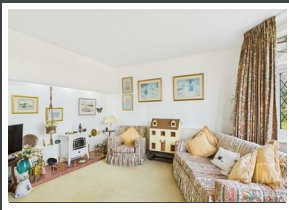
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

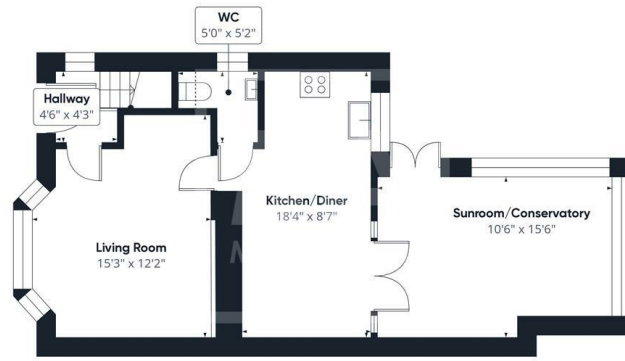
Items may be available under separate negotiation.





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.



Ground Floor



Floor 1



Approximate total area¹
882.22 ft²

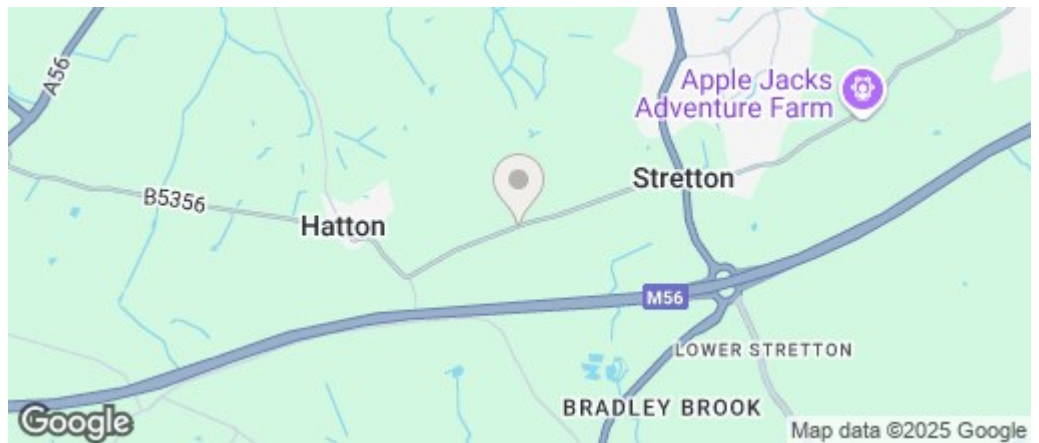
Reduced headroom
2.72 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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	
		86
	73	

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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