



Northwich Road, Higher Whitley Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Bungalow
- Fully Renovated
- Three Bedrooms
- Integrated Kitchen
- Exceptional Opportunity
- No Onward Chain
- Peaceful Re-treat
- Modern and Stylish
- South West Facing Garden
- Countryside Views

INTERIOR

This property has been meticulously finished to a high specification, ensuring a comfortable and contemporary living experience. As you enter, you are greeted by a welcoming hallway, which provides you to all areas of the ground floor. The heart of the home is undoubtedly the sleek and modern kitchen, which features a stunning island that serves as a focal point for family gatherings. The open-plan kitchen/diner/family room and lounge is bathed in natural light, thanks to the skylights and bi-fold doors that lead out to the gorgeous south-west facing garden. This outdoor space is an idyllic retreat, ideal for enjoying sunny afternoons and al fresco dining.

The bungalow comprises three well-appointed bedrooms, including the mast bedroom with patio doors out to the garden, bedroom two at the front of the home, and a fully converted loft that houses the third bedroom, complete with fitted skylights that enhance the sense of space and light. The modern bathroom is tastefully designed, providing a serene space for relaxation.

GARDEN

The stunning private garden is South West facing and offers a tranquil escape, surrounded by picturesque views of the local countryside and lush green fields. Additional features of this delightful property include a garage and driveway parking, ensuring convenience for residents and guests alike.

SERVICES

- LPG Gas Heating
- Mains connected: Electric, Water
- Drainage: Private
- Broadband Availability: Up to 32Mb (Via BT)



LOCATION

Higher Whitley is a village in Cheshire, England. Together with Lower 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 the Chetwode Arms, 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. The semi-rural location offers an abundance of countryside walk. In close proximity to great transport links including the M56, A49, A559 offering bus routes to fantastic nearby schools such as Lower Whitley Primary School, Stretton St Matthew's Primary School and John Deanes Collage in Northwich.

GENERAL INFORMATION

Local Authority: Cheshire West And Chester

Council Band: D

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

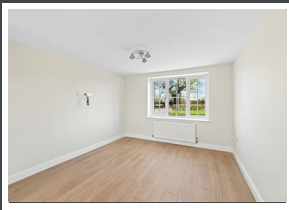
Not included in the asking price.

Items may be available under separate negotiation.



Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.



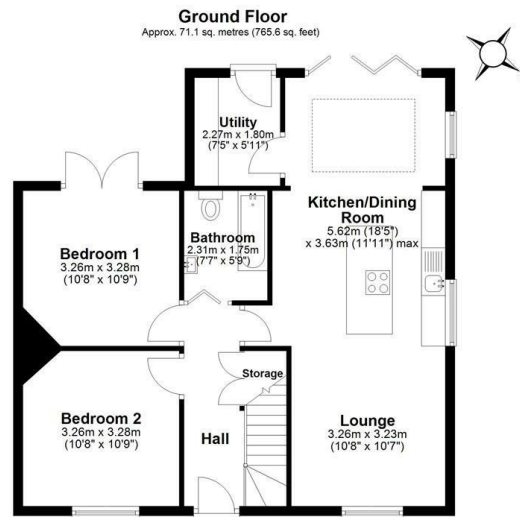


IMPORTANT NOTICE

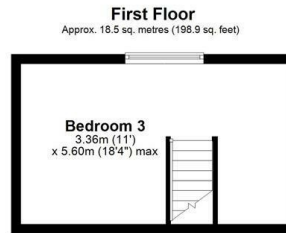
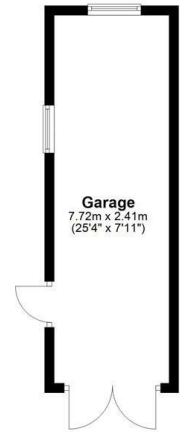
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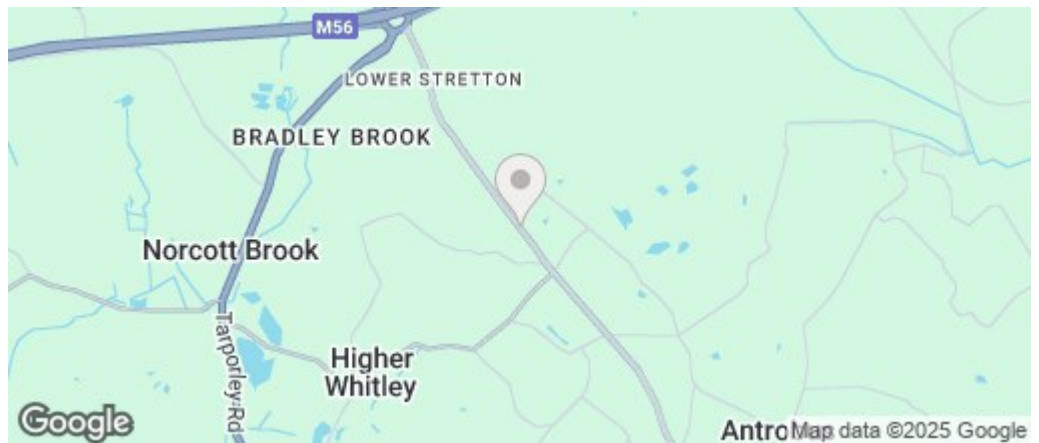
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Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 18.6 sq. metres (200.3 sq. feet)



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Plus garages: approx. 18.6 sq. metres (200.3 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			
(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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