



# Stretton Road, Stretton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Victorian School House
- No Onward Chain
- Perfect for Families
- Five En-Suite Bedrooms
- Character and Charm
- Generous Plot
- Magnificent Garden
- Ample Parking
- Freehold
- Close to Village

## INTERIOR

As you step inside, you're welcomed by a charming entrance hallway that sets the tone for the elegance found throughout the home. From the hallway, two beautifully appointed reception rooms, each offering a refined yet welcoming atmosphere. The heart of the home is the contemporary kitchen, thoughtfully designed with its sleek finishes and generous workspace. Adjoining the kitchen is a spacious utility room that offers practicality. Flowing seamlessly from the kitchen is a delightful conservatory, bathed in natural light. This serene space is perfect for enjoying your morning coffee or unwinding in the afternoon, with views of the spectacular garden. Also to the ground floor is the master bedroom, with built in wardrobes and a private En-suite.

Upstairs, there are four generously sized bedrooms, each with its own En-suite bathroom. These rooms offer ample space, natural light, and privacy, providing a comfortable and convenient retreat for all.

## GARDEN

The garden itself is a tranquil oasis, complete with a picturesque pond and a unique gazebo featuring a reciprocal roof design, perfect for outdoor gatherings with family and friends. The lush greenery and ample space allow for various outdoor furniture arrangements, making it an ideal setting for summer barbecues or quiet evenings under the stars. For those with multiple vehicles, the property offers off-road parking for up to six cars, ensuring convenience for residents and guests alike.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- 3.26m x 3.59m Entrance Hall
- 4.16m x 4.03m Lounge
- 4.16m x 4.05m Dining Room
- 5.42m x 3.76m Kitchen/Breakfast Room
- 5.42m x 3.10m Conservatory
- 2.95m x 1.87m Utility Room
- 1.14m x 1.87m WC
- 1.66m x 3.43m Hall
- 3.23m x 5.72m Bedroom One
- 3.23m x 1.76m En-Suite

### FIRST FLOOR

- Landing
- 4.20m x 3.53m Bedroom Two
- 2.89m x 2.40m En-suite
- 4.03m x 2.82m Bedroom Three
- 1.31m x 2.82m En-Suite
- 3.22m x 2.76m Bedroom Four
- 0.99m x 1.80m En-Suite
- 2.76m x 2.81m Bedroom Five
- 2.35m x 1.80m En-Suite

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)



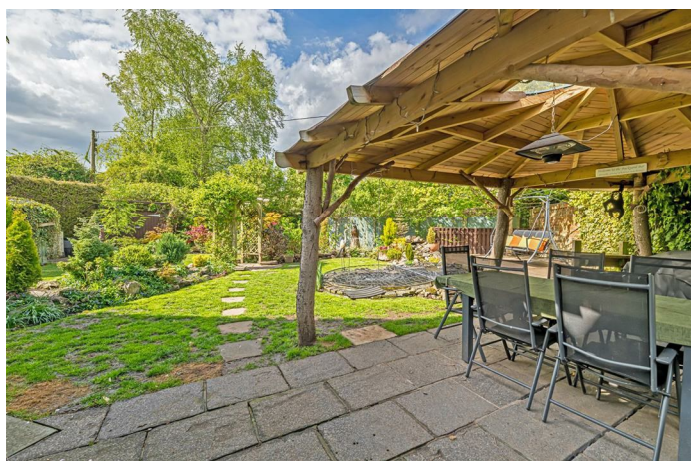
## LOCATION

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.

## DISTANCES

- Cat and Lion Pub 1 minute walk
- Appleton Thorn Village 1.5 mile walk
- Stockton Heath 2.5 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 21 miles via M56
- Liverpool City Centre 29 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council  
**Council Band:** G  
**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. 200.2 sq. metres (2154.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

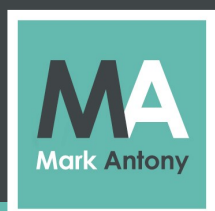
## VIEWING ARRANGEMENTS

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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