



Village Lane, Lower Whitley Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedrooms
- Countryside Views
- Family Home
- Great Transportation
- Semi Detached Build
- Additional Land
- Private Outlook
- Rural Location
- Large Plot
- Freehold Title

INTERIOR

Nestled in an idyllic and tranquil rural setting, this charming and characterful four-bedroom semi-detached property presents a rare opportunity to embrace the best of countryside living while also offering outstanding potential for the future. Boasting stunning countryside views from nearly every room, the home sits on a generous plot that includes additional land—ideal for gardening or small-scale farming. The property features a spacious layout with three versatile reception rooms suitable for family entertainment and home working. A country-style kitchen graces the ground floor and sits bathed in array of natural light - this is the perfect place for family dining to take place. The ground floor concludes with a 3 piece family bathroom. As you ascend the staircase you will find four well-proportioned bedrooms each offering a blissful retreat and ample space for your furniture designs to come to life. Bedroom One benefits from a private En-suite bathroom adding a sense of luxury to this home. Original features such as fireplaces and wooden beams add character throughout, while large windows invite in natural light and frame the picturesque surroundings. Outside, the sizeable garden leads to the adjoining land, which offers exciting possibilities. Located within easy reach of local amenities and transport links, yet tucked away in a peaceful, green setting, this property presents a rare opportunity to create a dream countryside home. With bags of potential and breath taking views, it's a must-see for buyers seeking space, tranquillity, and a project with promise! Do not miss out on making this house your home!



GARDEN

This large garden plot boasts stunning countryside views far as the Pennines to the East. It comes with additional land, offering endless potential. Ideal for gardening, leisure, or small-scale agriculture, it provides a peaceful rural setting with excellent space and privacy. A rare opportunity for those seeking countryside living with outstanding potential.

Driveway parking can be found to the front of the property along with an integral garage perfect for storage.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.72m x 5.17m Lounge
- 3.71m x 3.05m Family Room
- 3.61m x 4.30m Kitchen/Breakfast Room
- 2.73m x 3.05m Bathroom
- 3.71m x 3.76m Dining Room
- 5.05m x 5.35m Garage

FIRST FLOOR

- Landing
- 5.66m x 3.76m Bedroom One
- 1.54m x 3.76m En-suite
- 3.72m x 5.17m Bedroom Two
- 3.71m x 3.05m Bedroom Three
- 2.73m x 3.05m Bedroom Four

SERVICES

- Gas Central Heating - LPG Gas
- Mains connected: Electric, Water
- Drainage: Private - Septic Tank
- Broadband Availability: Up to 1.1GB (Via Lila Connect)

LOCATION - LOWER WHITLEY

Lower Whitley is a village in Cheshire, England. Together with Higher 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 Village Hall (home to Whitley Community Preschool) Whitley Village Primary School, as well as St Luke's Church and the Birch and Bottle pub and wonderful countryside walks. In close proximity to great transport links including the M56, A49, A559 (which offers bus routes to Warrington and Northwich). Whitley Primary School is in walking distance, and other fantastic nearby schools include Stretton St Matthew's and Antrobus St Mark's Primary Schools, Weaverham High School and St John Deane's College in Northwich.

DISTANCES

- Antrobus Arms 3 miles
 - Stockton Heath 3 miles
 - Walton Gardens 5 miles
 - Warrington Town Centre 7 miles
 - Manchester Airport 16 miles via M56
 - Manchester City Centre 24 miles via M56
 - Liverpool City Centre 32 miles via M62
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Cheshire West And Chester
Council Band: E
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.



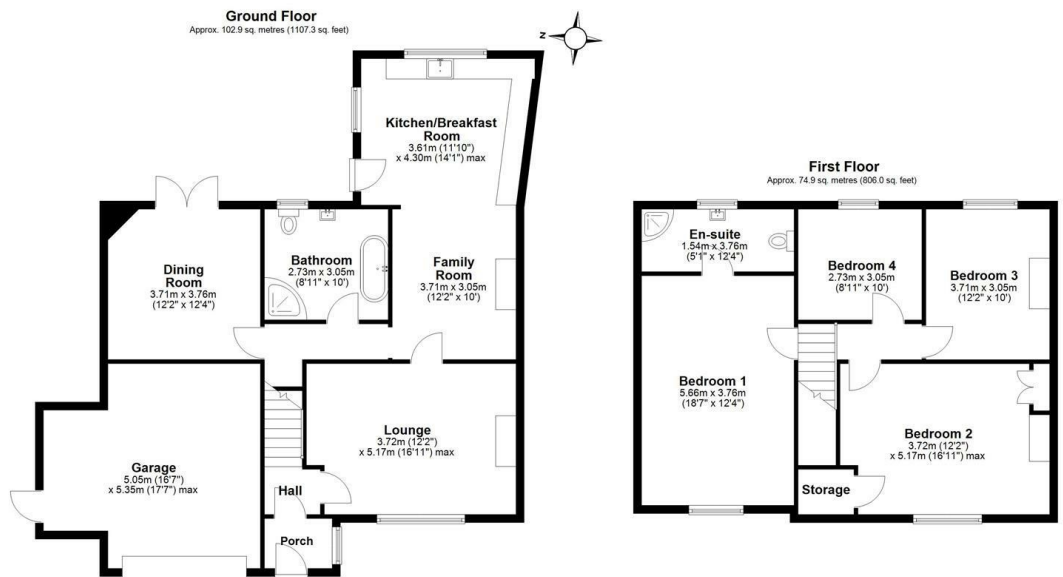






IMPORTANT NOTICE

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.



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	

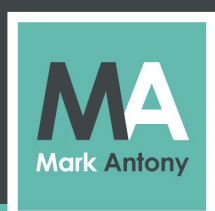
VIEWING ARRANGEMENTS

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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82 London Road, Stockton Heath, Warrington, Cheshire, WA4 6LE
 Sales@MarkAntonyEstates.com
 www.MarkAntonyEstates.com
 Tel: 01925 267070