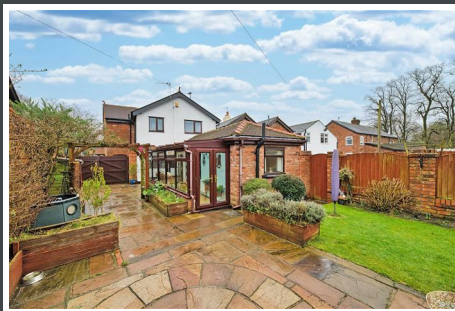




Tarporley Road, Stretton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Period Property
- Three Bedrooms
- Traditional Features
- Delightful Garden
- The Reception Rooms
- Charming Cottage
- Detached Garage
- Historic Details
- Freehold Title
- Off-Road Parking

DESCRIPTION

This charming abode is filled with timeless elegance, featuring original and traditional period details throughout. Access into this beautiful home is via an attractive porch showcasing a stunning glass window, leading to the large lounge and the dining room. The cosy lounge provides an ideal setting for evenings at home and offers an eye-catching fireplace. The bright and welcoming kitchen is perfectly positioned adjacent to the dining room, offering integrated appliances and ample storage. The original property has been extended to provide an additional family room and conservatory overlooking the delightful garden. Completing the downstairs is the convenient shower room and the utility. Upstairs is home to three double bedrooms, an En-suite to bedroom one and a four-piece family bathroom with standalone bath. Don't miss the chance to own this enchanting piece of history. Contact us today to arrange a viewing!

GARDEN

This traditional home offers a delightful outdoor space which has been thoughtfully designed with both lawn and patio, ideal for all the family to enjoy throughout the warm summer months. A benefit to this property is the driveway parking to the front and the double gated entry, leading to additional parking and access to the detach garage.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 79Mb (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: E

Tenure: Freehold

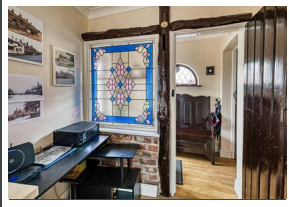
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

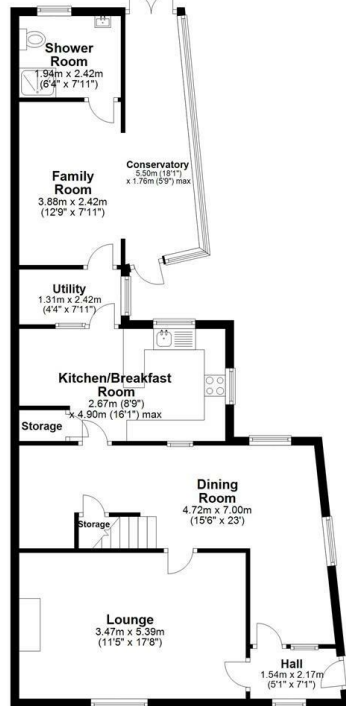




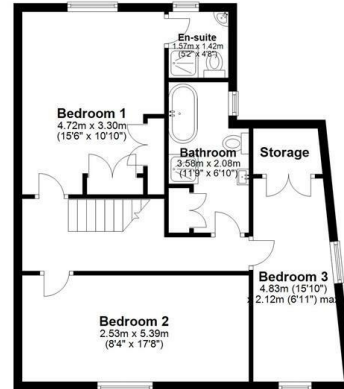
IMPORTANT NOTICE

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.

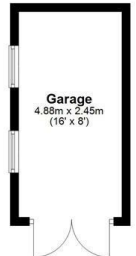
Ground Floor
Approx. 84.9 sq. metres (913.6 sq. feet)



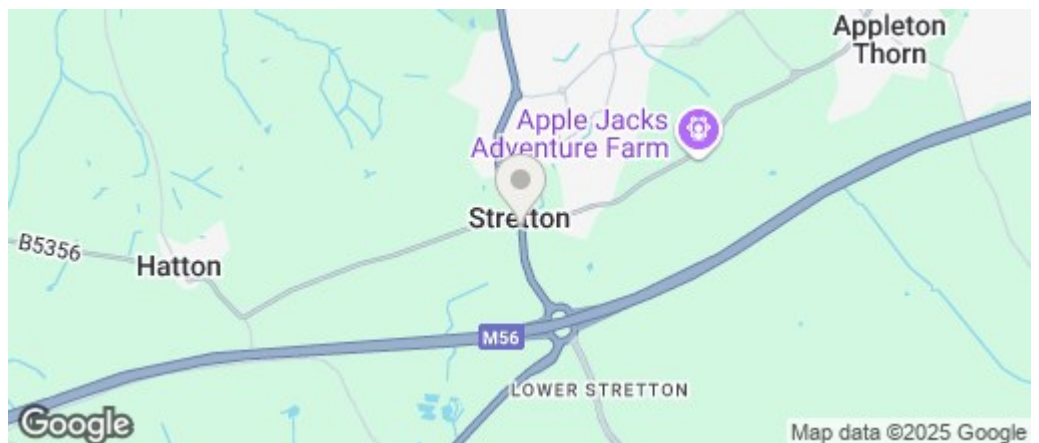
First Floor
Approx. 59.0 sq. metres (634.6 sq. feet)



Garage
Approx. 12.0 sq. metres (128.7 sq. feet)



Total area: approx. 155.8 sq. metres (1676.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	63	
(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



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070