



**Adams**  
Your local property experts

# Roadside Farm, London Road, Stretton, Warrington

£575,000

6 2 2



A unique opportunity to acquire a stunning six bedroom period home in the heart of Stretton. Sympathetically renovated to a high standard throughout, Roadside Farm offers over 2100 sqft of quality accommodation which simply must be viewed to be fully appreciated.

Features include; a spacious lounge with solid fuel stove, hall / boot room, orangery, a newly fitted 24ft open plan kitchen / dining / family room, first floor with two large bedrooms, a third bedroom and family bathroom, second floor with impressive master bedroom including ensuite, second large bedroom and dressing room / sixth bedroom. Outside a gated gravel driveway provides off road parking for several cars and the private rear garden benefits from a favourable westerly aspect.

No Chain Delay With This Sale. Early Viewing Essential.

### Ground Floor

**Lounge** - 4.65m x 4.09m (15'3" x 13'5")

**Hallway / Boot Room** - 2.87m x 2.82m (9'5" x 9'3")

**Orangery** - 4.5m x 3.91m (14'9" x 12'10")

**Kitchen / Dining / Family Room** - 7.59m x 3.94m (24'11" max x 12'11" max)

### First Floor

**Landing** - 2.87m x 1.98m (9'5" x 6'6")

**Bedroom Three** - 4.57m x 3.56m (15'0" x 11'8" + recess)

**Bedroom Four** - 4.65m x 4.09m (15'3" x 13'5")

**Bedroom Five** - 2.95m x 2.87m (9'8" x 9'5")

**Family Bathroom** - 3m x 2.9m (9'10" x 9'6")

### Second Floor





- Impressive Semi-Detached Home
- High Quality Accommodation
- 24ft Newly Fitted Kitchen
- Gated Driveway Parking
- Viewing Essential
- Central Stretton Location
- Six Bedrooms / Two Baths
- Lounge With Solid Fuel Stove
- West Facing Rear Garden
- No Chain Delay



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	