

Higher Whitley



Location

Higher Whitley is located in Cheshire, North West England, five miles north-west of the town of Northwich, five miles south of the major town of Warrington. Together with Lower Whitley it is part of the civil parish of Whitley falling within the unitary authority of Cheshire West and Chester. It is in the WA4 postcode district. The post town for Higher Whitley is Warrington.

Key social hubs include the Chetwode Arms, St. Lukes Church and the Village Hall. As well as the Village School and the Birch & Bottle. The focal point of the village is a medium sized pond known as 'Town Pit', now registered as a village green.



Total area: approx. 99.1 sq. metres (1066.7 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
67	84		

ATTRACTIVE & PEACEFUL SETTING | BEAUTIFULLY MAINTAINED HOME | GARDEN FRONTED | OPEN PLAN DINING KITCHEN | TWO BATH/SHOWER ROOMS. Situated within this highly regarded location, this post war home features an appealing garden frontage with the property set back from the road comprising an entrance porch, hallway, lounge, dining kitchen, pantry, rear vestibule/porch, wet room, three bedrooms and a bathroom. Externally there are gardens to the front and rear elevations.

Higher Whitley Town Green



Accommodation

Occupying an particularly attractive setting, this much improved garden fronted property offers well proportioned accommodation including an entrance porch with mosaic tiled flooring, entrance hallway with engineered wood flooring and a stained glass 'Composite' front door, lounge, dining kitchen with breakfast bar, some appliances and 'French' doors opening out onto the patio, rear vestibule/porch and wet room. The first floor includes three bedrooms and a bathroom with a four piece suite. Externally there is an enclosed garden to the rear with a lawned area, patio and access to the laundry. The front includes a lawned garden, patio area and ginnel which provides access to the rear via the rear porch/vestibule.

Entrance Porch

4'10 x 4'6 (1.47m x 1.37m)

Accessed through a glazed door with decorative mosaic tiled flooring, vaulted ceiling, window to the side elevation, courtesy light and a frosted stained glass leaded double glazed 'composite' door leading into the:

Entrance Hallway

10'2 x 6'3 (3.10m x 1.91m)

A most welcoming hallway featuring engineered wood flooring, staircase to the first floor with a balustrade and spindles, meter cupboard with a polished surface above and a central heating radiator.

Lounge

13'0 x 12'6 (3.96m x 3.81m)

Feature fireplace with a painted brick surround, raised hearth and wooden mantle, engineered wood flooring, PVC double glazed window to the front elevation, television point and a central heating radiator.

Dining Kitchen

19'8 x 12'6 (5.99m x 3.81m)

Fitted with a modern range of base, drawer and eye level units complimented with a wine rack and breakfast bar. Appliances on offer include a freestanding electric cooker with a four ring hob, grill and illuminated chimney extractor above as well as a freestanding under counter fridge. Stainless, steel, single sink, drainer unit with mixer tap set into a work surface with tiled splashback, 'Quarry' tiled flooring, spotlights, PVC double glazed window to the rear elevation, double central heating radiator and an archway to the dining area which includes a feature tiled fireplace with a raised hearth and decorative surround, original style fitted cupboard with shelving above positioned adjacent to the chimney breast, 'Quarry' tiled flooring, PVC double glazed 'French' doors opening out onto the rear patio and a central heating radiator.

Pantry

3'10 x 2'11 (1.17m x 0.89m)

'Quarry' tiled flooring and fitted shelving to two walls.



Bedroom Three

9'4 x 7'6 (2.84m x 2.29m)

PVC double glazed window to the front elevation and a central heating radiator.

Bathroom

11'6" x 7'4" (3.53m x 2.26m)

Fitted four piece suite including a panelled bath, pedestal wash hand basin, low level WC with a 'push button' flush and a tiled shower cubicle with a thermostatic shower and 'Victoriana' fittings. Matching tiled walls and flooring, inset light, heated chrome ladder towel rail and a frosted PVC double glazed window to the rear elevation.



Outside

The enclosed rear garden features separate themed areas including a flagged patio ideal for the hardstanding of garden furniture adjacent to a gravelled area with stone flags leading to the lawned garden. Set between the garden and patio lies a pond with mature shrubbery and rockery. Completing the garden scene includes fruit trees and well stocked borders with plants and bushes. Concealed behind the laundry room lies the oil tank and the septic tank is located at the rear of the garden with a gravel covering.

To the front, the property is set back from the road with a lawned garden with well stocked borders, patio area and pathway leading from the pavement to the front all sent behind a hedgerow.

Rear Vestibule

8'2 x 4'6 (2.49m x 1.37m)

Tiled flooring, frosted PVC double glazed door to the side elevation and a further PVC double glazed door opening into the rear garden, PVC double glazed window to the side elevation, water tap and a central heating radiator.

Wet Room

8'1 x 5'3 (2.46m x 1.60m)

Fitted 'Mira' shower fitted with both a 'Rain-shower' and 'Retractable' shower heads, wash hand basin and a low level WC with a 'push button' flush. Tiled flooring with contrasting tiled walls, extractor fan, frosted PVC double glazed window to the side elevation and a double central heating radiator.

First Floor

Landing

7'5 x 6'2 (2.26m x 1.88m)

Loft access.

Bedroom One

12'11" x 12'5" (3.96m x 3.81m)

Cast iron fireplace, central heating radiator and a PVC double glazed window to the front elevation with a tiled window sill

Bedroom Two

12'11" x 10'2" (3.96m x 3.10m)

Twin floor to ceiling storage cupboards, PVC double glazed window to the rear elevation and a central heating radiator.

Outhouse / Utility / Laundry

7'2 x 5'8 (2.18m x 1.73m)

Work surface with a washing machine and dryer below, tall fridge / freezer sited adjacent, floor mounted 'Worcester Greenstar Heatslave 18/25' boiler, frosted glazed window to the rear elevation, power and lighting.

Tenure

Freehold.

Council Tax

Band 'D' - £2,640 (2022-2023)

Services

Mains Electricity, - Septic Tank - Oil Central Heating

Local Authority

Cheshire West & Chester.

Postcode

WA4 4QQ

Possession

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.