

759 Knutsford Road
Latchford
Warrington
Cheshire WA4 1JY

Tel 01925 417091
Email info@howellandco.co.uk

www.howellandco.co.uk



Dairy Cottage Goose Lane, Warrington, WA4 5PA

£365,000

PERIOD PART SANDSTONE PROPERTY, THREE BEDROOMS, SEPARATE LOUNGE AND DINING ROOM, COBBLED COURTYARD SETTING, SEMI RURAL VILLAGE SETTING, ADDITION DRESSING ROOM AND ENSUITE SHOWER, SINGLE GARAGE, NO ONWARD CHAIN, SOME UPGRADING REQUIRED, VIEWING HIGHLY RECOMMENDED.

We are delighted to offer for purchase this attractive period property which is situated in the sought after semi rural village of Hatton. Positioned within a cobble courtyard within close proximity to lovely country walks, rolling fields and the Hatton Arms pub which is at the heart of the community. With parking to the front of the property and single garage the accommodation briefly comprises: family lounge, separate dining room, fitted kitchen with "Range" type cooker, cloakroom/w.c, first floor landing, three bedrooms, separate dressing room with ensuite shower room and a family bathroom/w.c. Externally the property has a single garage within the courtyard settings. No onward chain. Viewing highly recommended.

LOUNGE



Impressive family lounge with exposed sandstone features, feature exposed brick fireplace, beamed ceiling, dual aspect double glazed windows and access door to the front elevation.

DINING ROOM



Great sized separate dining room with stairs leading to the first floor accommodation, ceramic tiled floor, beamed ceiling, under stairs storage cupboard, double glazed window and entrance door to the front elevation.

KITCHEN



Fitted with a range of wall and base units incorporating a double stainless steel sink unit with mixer tap, "Range" type cooker, plumbed for a washing machine and dishwasher, ceramic tiled floor, part tiled walls, dual aspect double glazed windows, beamed ceiling with inset spot lighting.

CLOAKROOM/W.C



Fitted with a low level w.c and pedestal wash hand basin, ceramic tiled floor.

FIRST FLOOR LANDING



With built in storage cupboard, sky light window to the rear elevation.

MASTER BEDROOM



With double glazed window and skylight window to the front elevation.

DRESSING ROOM

Excellent additional room with a skylight window and access through to the ensuite shower room.

ENSUITE SHOWER ROOM

With a walk in shower area.

BEDROOM TWO



Double bedroom with two double glazed windows to the front elevation, beamed ceiling.

BEDROOM THREE



Double bedroom with a skylight window and beamed ceiling.

BATHROOM/W.C



Fitted with a panelled bath with mixer tap, pedestal wash hand basin, low level w.c and separate shower enclosure, part tiled walls, skylight window, beamed ceiling.

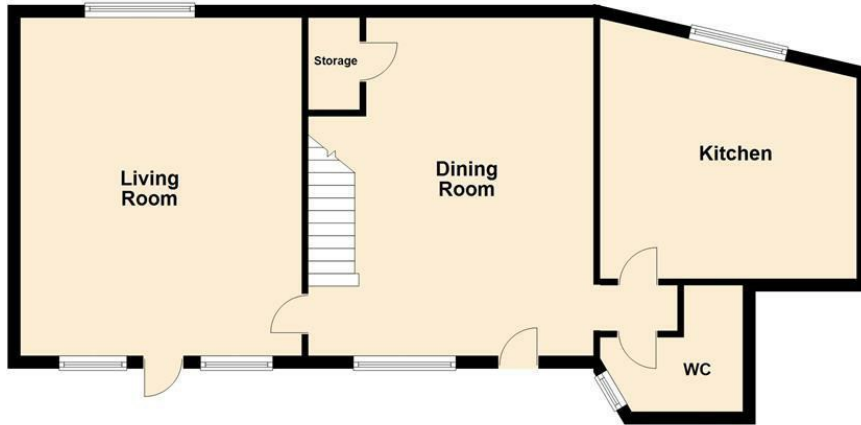
OUTSIDE



Externally the property sits within a cobbled courtyard setting with parking and single garage.

Ground Floor

Approx. 70.8 sq. metres (761.9 sq. feet)



First Floor

Approx. 72.1 sq. metres (775.6 sq. feet)



Total area: approx. 142.8 sq. metres (1537.5 sq. feet)



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	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	