



Oaktree Cottages Hatton Lane, Hatton Warrington, Cheshire

Scenic Views • Four Bedroom Semi-Detached • Open Plan Living • Driveway Parking • Integral Garage • Bright and Airy Feel Throughout • Semi-Rural Location • Freehold Title • Move In Ready Feel • Log Burning Fire



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

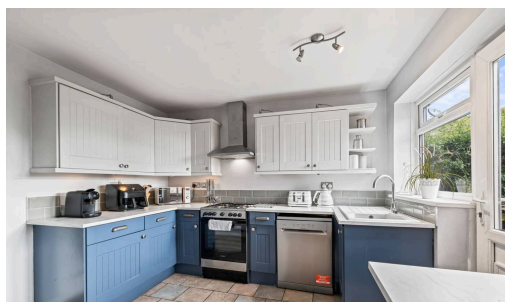
To the front of the home, you will find a bay fronted lounge, flooded in array of natural light and boasting integrated units perfect for storage. Continuing the natural flow of this charming home, you are welcomed into the impressive kitchen/breakfast room, a sociable and practical space perfectly suited to modern family living. Thoughtfully designed, it features a range of integrated appliances, stylish two-tone cabinetry and delightful views over the rear garden. A breakfast bar sits adjacent to the dining area, providing the ideal spot to enjoy a morning coffee or light meal. Conveniently positioned off the kitchen is a useful utility room, offering additional storage and laundry facilities, alongside a ground floor WC, enhancing the practicality of this well-designed family home. Flowing seamlessly from the kitchen is a spacious family and dining room, creating a superb open-plan environment ideal for both entertaining and everyday living. Generous proportions, combined with an abundance of natural light streaming through the Velux windows, enhance the wonderful sense of space and openness.



Ascending the staircase to the first floor, you'll find four well-proportioned bedrooms and a contemporary family bathroom. Each bedroom offers a peaceful retreat, with generous space for a range of furniture arrangements and beautiful views across the surrounding countryside and neighbouring fields.

GARDEN:

The rear garden provides a pleasant outdoor space, featuring a small patio area ideal for al fresco dining and entertaining. The remainder is mainly laid to lawn, offering plenty of room for children to play or keen gardeners to enjoy. Beyond the garden, open fields create a peaceful rural backdrop and attractive countryside views.



LOCATION

Hatton is a quaint Village located south of Warrington Town Centre. The rural hamlet is nestled amongst beautiful countryside, providing residents with an abundance of great walks and cycling routes. The village houses three Grade II listed buildings which appear in the National Heritage List for England. They include The Hatton Arms, Hatton Hall and a K6 telephone kiosk, otherwise known as the 'Jubilee Kiosk.' Although Hatton seems remote, thanks to its surroundings, the village has excellent transport links providing easy access to nearby towns and cities. It is also in the catchment area for schools which are consistently rated as outstanding.

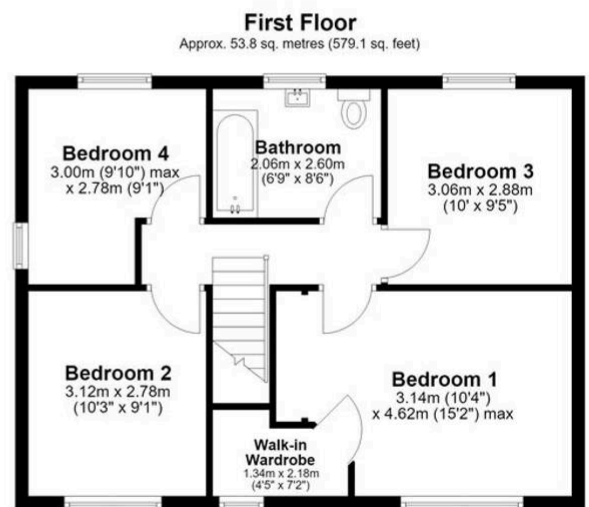
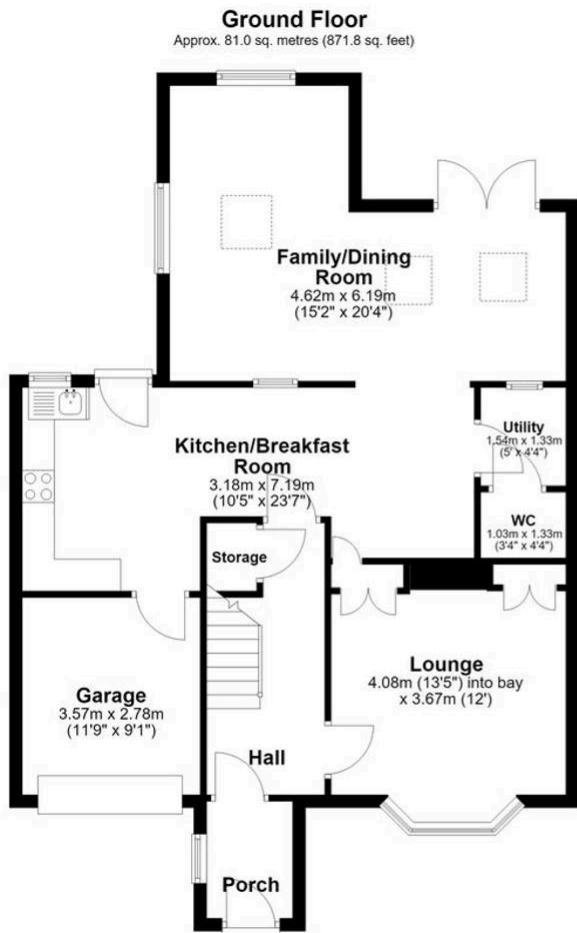
GENERAL INFORMATION

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Total area: approx. 134.8 sq. metres (1450.9 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
 Please use Street or contact us to
 arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
 Items may be available under
 separate negotiation.