



Village Lane, Higher Whitley Warrington

Gorgeous Semi Detached Home • A Perfect Family Home • Three Generous Sized Bedrooms • Stunning Countryside Views • Beautiful Kitchen/Breakfast Room • Charming Log Burners • Featuring Exposed Brickwork • Well Maintained South East Facing Garden • A Sizeable Gated Driveway • Semi-Rural Location



Mark Antony
SALES & LETTING AGENTS



INTERIOR

This gorgeous three bedroom semi detached home is the perfect family home, seeking a blend of rural tranquillity and modern comfort.

Entry to this beautiful home is through a welcoming hallway, providing access to all areas of the ground floor. The spacious lounge is filled with natural light from the windows and features a stunning log-burning fire, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the beautiful kitchen/breakfast room, where contemporary fittings blend seamlessly with the character and charm of the property.

Designed in a cottage style, the kitchen offers ample storage, a useful breakfast bar and attractive exposed brickwork, adding a traditional yet stylish feel. This flows effortlessly into the open-plan dining/family room, creating a fantastic space for both everyday living and entertaining.



Further exposed brickwork, together with skylights overhead, floods the room with natural light, while stunning patio doors open directly onto the south-east-facing garden, perfectly combining indoor and outdoor living. The beautiful countryside views provide a peaceful backdrop to this impressive space.

Completing the ground floor is a convenient WC and an additional sitting room/office, which also benefits from a beautiful log-burning fire, providing another cosy and versatile space within the home.

The first floor is home to three generously sized bedrooms, each thoughtfully designed to maximise space and natural light. Bedroom One benefits from built-in wardrobe storage and a stylish en-suite with a walk-in shower. Bedrooms Two and Three are served by a well-appointed family bathroom.



GARDEN

The outside space of this property is equally impressive, with a beautifully maintained south-east-facing garden that is perfect for enjoying the sunshine throughout the day. The garden is mainly laid to lawn, complemented by mature borders and a patio area, ideal for al fresco dining and summer gatherings. The property also benefits from solar panels to the roof, offering an excellent energy-efficient feature. A sizeable gated driveway provides secure off-road parking for multiple vehicles, offering both convenience and peace of mind. The semi-rural location provides a wonderful sense of privacy and seclusion, while still being within easy reach of nearby towns and transport links. Whether you are looking for a safe space for children to play, a fantastic area for entertaining, or simply a tranquil spot to unwind and enjoy the countryside views, this outside space caters to every need.

LOCATION

Lower Whitley is a desirable semi-rural village offering a peaceful countryside setting while remaining within easy reach of Warrington, Northwich and the motorway network. Popular with families, the area benefits from a strong community feel, a well-regarded primary school and plenty of scenic walks through the surrounding Cheshire countryside. Its combination of rural charm, spacious homes and convenient commuter links makes Lower Whitley a highly sought-after location.



GENERAL INFORMATION

- Council Tax band: F
- Tenure: Freehold
- EPC Energy Efficiency Rating: B

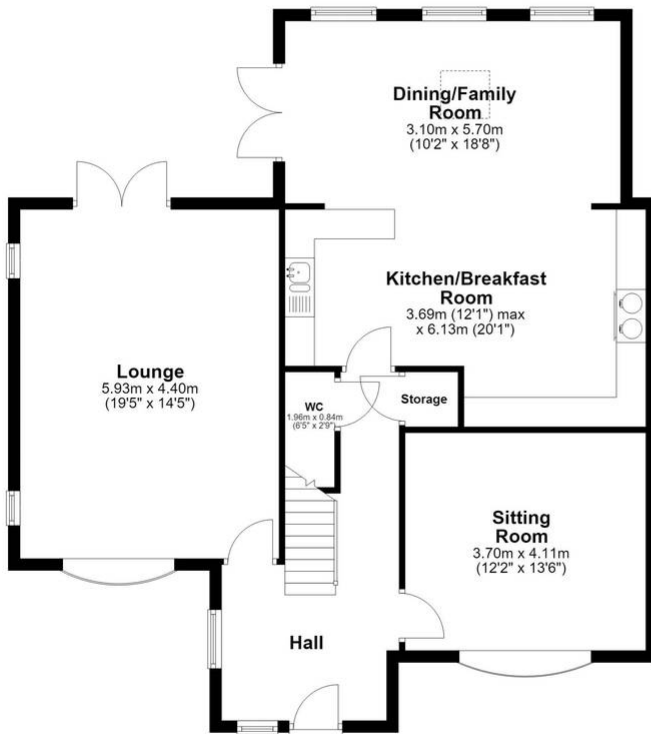






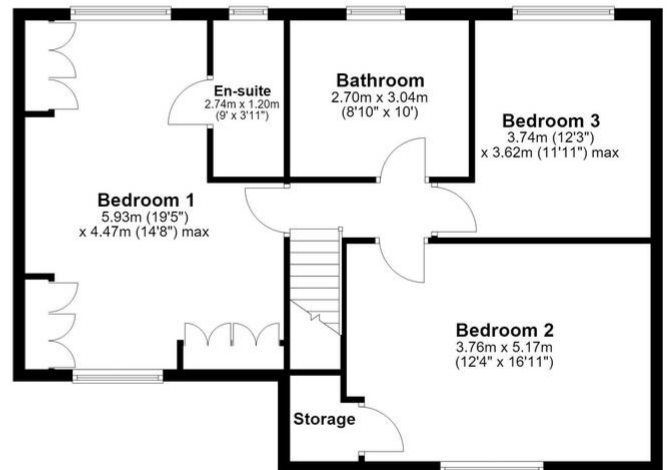
Ground Floor

Approx. 96.7 sq. metres (1041.4 sq. feet)



First Floor

Approx. 73.1 sq. metres (787.1 sq. feet)



Total area: approx. 169.9 sq. metres (1828.4 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.