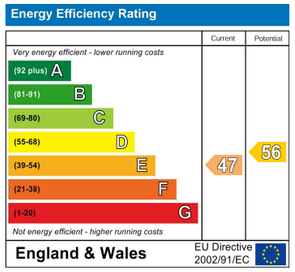
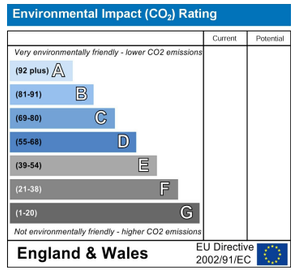
# Lower Stretton

Total area: approx. 119.6 sq. metres

## Location

Surrounded by Cheshire countryside, Stretton is a picturesque village located south of Warrington Town Centre. The name Stretton derives from the Old English term settlement on a Roman road as it sits around what was once a key route passing through the area to Wilderspool. In the past, the village was known as a prime agricultural area and is brimming with history; home to cottages, school houses and a parish church dating back to the 19th Century. Nowadays there is a sports pavilion, hotel and a selection of outstanding schools. Stretton also benefits from excellent transport links and a great range of amenities including a nursery, post office and a range of cosy pubs. Residents also have plenty of scenic walking routes on the doorstep.



1820's BARN CONVERSION I FULL OF CHARM & CHARACTER I GARAGE & PARKING I PRIVATE COURTYARD I IDYLLIC SETTING I THREE DOUBLE BEDROOMS I HEART OF STRETTON VILLAGE

Beautifully presented and well maintained barn conversion dating back to early 19th century. Low maintenance gardens, garage and parking.

**£389,950**

Tel: 01925 600 200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# Lower Stretton
## Hall Lane

**Accomodation**
This traditional barn conversion features characterful accommodation with exposed beams and port-hole windows. Beautifully appointed throughout located in an idyllic setting. The ground floor comprises lounge, dining kitchen, dining room, W.C whilst the first floor provides three well proportioned bedrooms with en-suite to the main and a family bathroom.

**Entrance Hallway**
4'6" x 3'7" (1.39m x 1.11m)
PVC Double glazed front door opens onto the entrance hallway, providing access to:

**Lounge**
19'4" x 14'0" (5.9m x 4.27m)
Exposed beams and timbers, central heating radiators, feature brick fireplace with electric 'living flame fire and stone hearth, windows to the front and rear elevations, television point, wall lights and telephone point.

**Dining Room**
20'4" x 13'3" (6.2m x 4.05m)
Exposed beams and timbers, central heating radiator, feature brick fireplace with gas fire inset and stone hearth, dado rail, wall and ceiling, access to under stairs storage.

**Dining Kitchen**
13'1" x 13'0" (4m x 3.98m)
Exposed beams and timbers, tiled wood effect flooring, hosting a contemporary style fitted kitchen with a range of matching eye and base level units complimented with heat resistant roll top work surfaces and tiled splashback. Four ring gas hob & extractor above and 'Indesit' oven below, one and a half bowl sink with Chrome mixer tap, PVC Window to the front elevation, window to the side elevation and PVC barn-style door to the front elevation. Ceiling light and television point.

**W.C**
6'3" x 5'4" (1.93m x 1.65m)
Convenient cloaks and shoe storage, integrated cupboards with storage, tiled floor, low level W.C, hand wash basin, ceiling light and extractor fan.

**First Floor**

**Landing**
13'9" x 6'9" (4.21m x 2.06m)

**Bedroom One**
15'10" x 9'9" (4.83m x 2.98m)
Feature port-hole window, central heating radiator, television point, dado rail and ceiling light.

**En-Suite**
8'3" x 5'0" (2.54m x 1.54m)
Slate effect tiled flooring, chrome ladder style central heating radiator, walk in shower with glass screen and chrome rainfall shower head with convenient hand held attachment, extractor fan, skylight window, tiled walls and spotlighting.

**Bedroom Two**
12'4" x 10'6" (3.76m x 3.22m)
Feature skylight window to the rear elevation, television point, central heating radiator and vaulted ceiling.

**Bedroom Three**
10'7" x 8'3" (3.23m x 2.54m)
Exposed beams with window to the front elevation, central heating radiator, integrated wardrobe space and central heating radiator.

**Bathroom**
8'2" x 6'10" (2.5m x 2.1m)
Window with skylight to the front elevation, three piece suite comprising low level W.C, Panelled bath with contemporary hot and cold taps with shower above, pedestal hand wash basin with traditional style hot and cold taps, ceiling light and central heating radiator.

**Tenure**
Freehold

**Council Tax**
Tax Band 'E' £2,972.79

**Local Authority**
Warrington Borough Council

**Service Charge**
£15 Per month payable to 'Stretton Hall Maintenance' for general external maintenance.

**Services**
No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

**Postcode**
WA4 4NY

**Possession**
Vacant possession upon completion.

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