



247 Southworth Lane, Croft

Offers Over £450,000

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247 Southworth Lane

Croft, Warrington

Jacques Cottages

A rare opportunity to acquire this charming character cottage, enjoying an idyllic rural setting with stunning open views across surrounding farmland. Ideally situated with excellent transport links and highly regarded local schools nearby, this delightful home combines period character with modern living.

Retaining a wealth of original features, including exposed beams throughout the ground floor, the accommodation briefly comprises:

An entrance porch leading into a welcoming hallway, a spacious lounge featuring a gas fireplace, and a separate dining room with patio doors opening onto the beautifully maintained rear garden and far-reaching countryside views. The modern fitted kitchen is equipped with a range of wall and base units, a gas oven and hob, fridge freezer, and space for both a washing machine and tumble dryer.

To the first floor, there are three generously proportioned bedrooms, two of which benefit from fitted wardrobes, together with a contemporary family bathroom comprising a walk-in shower, wash hand basin, and WC.

Externally, the property enjoys a generous front lawn with attractive planted borders and off-road parking for two vehicles. To the rear, an enclosed garden provides a lawn, mature planted borders, a paved patio area ideal for outdoor entertaining, and uninterrupted views over the adjoining farmland. Single garage.

This unique cottage offers the perfect blend of character, comfort, and countryside living, making it an ideal family home.

Council Tax band: E

Tenure: Leasehold

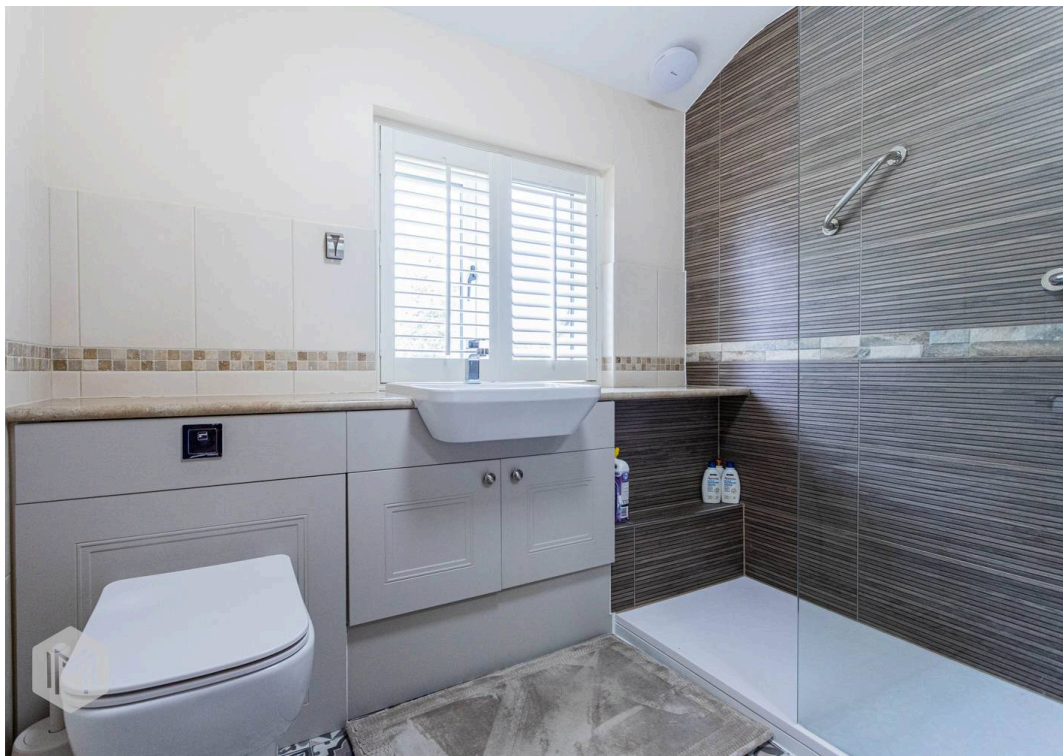
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

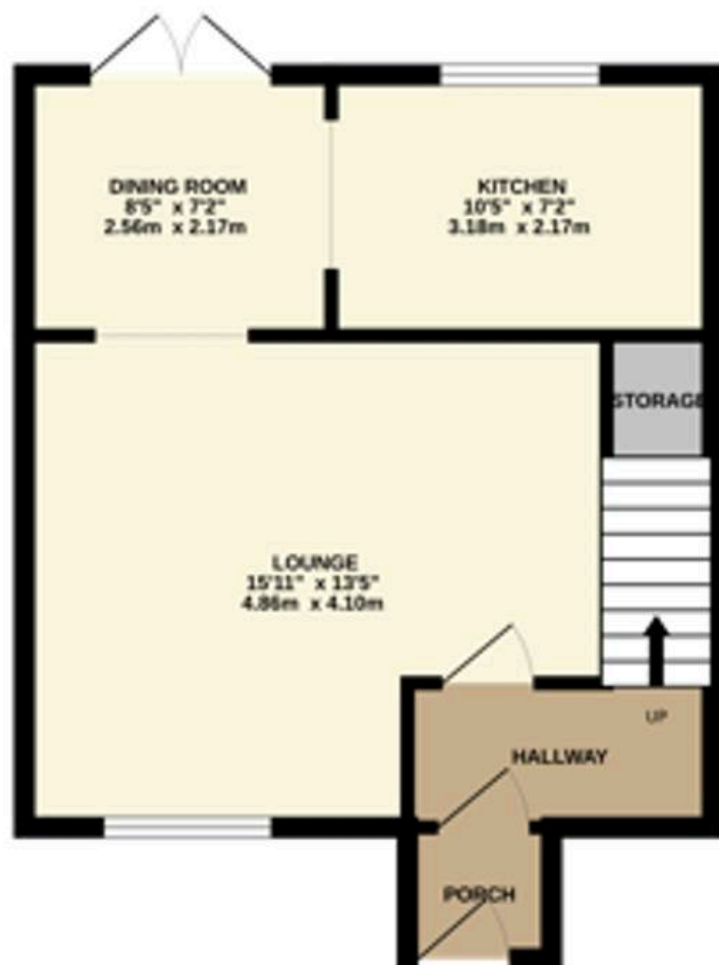




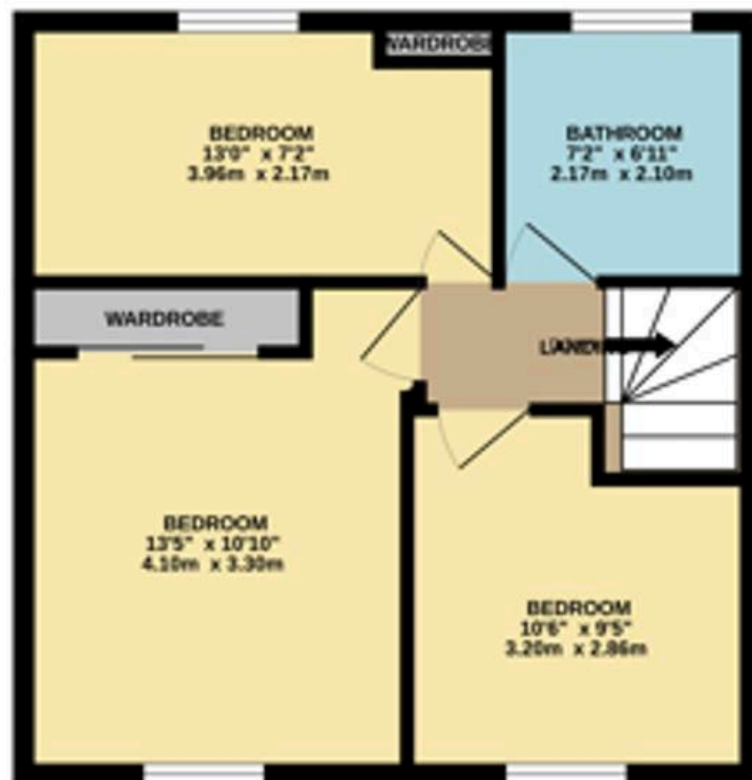




GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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