





Hatton Lane, Stretton

Warrington

Three Bedrooms • 6KW Solar array coupled with 16.4kwh of lithium battery storage • Electric Car Charger • Light and Airy • Open Plan • Ample Living Space • Beautiful Views • Driveway Parking • Freehold • Family Home

MA Mark Antony

Mark Antony

SALES & LETTING AGENTS

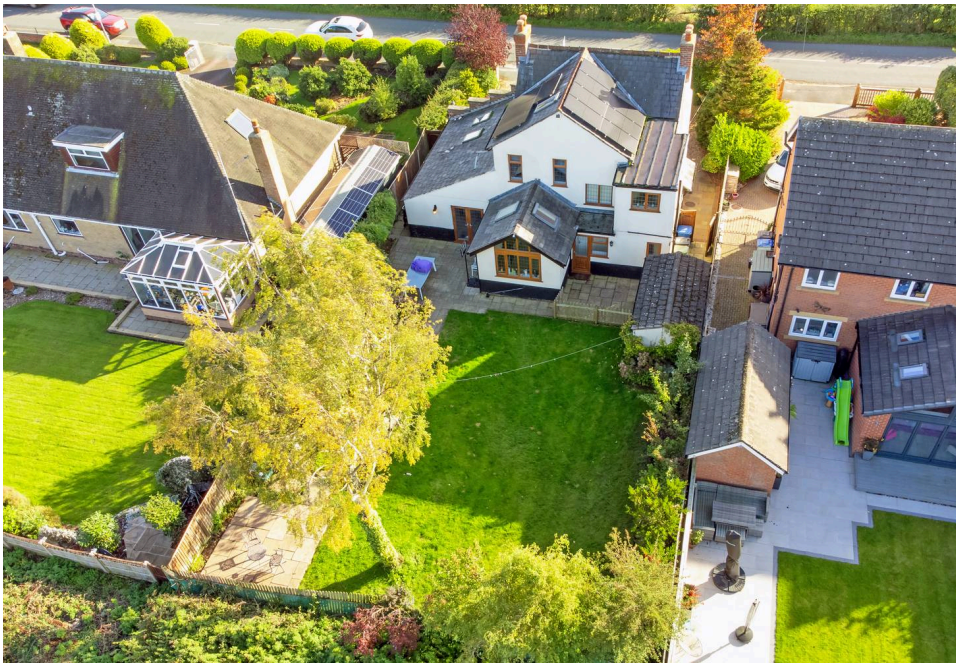
SCAN ME!

INTERIOR:

Step inside this gorgeous family home and you're welcomed by an impressive lounge, beautifully enhanced by two charming bay windows that flood the room with natural light and create a wonderful sense of space. Moving through the home, you'll discover a fantastic open-plan kitchen and dining room, perfect for both everyday family life and entertaining.

A gorgeous feature window in the kitchen adds plenty of character while allowing light to pour in. A separate family/play room provides valuable additional living space and could easily adapt to suit your family's needs. Completing the ground floor is a practical utility room and convenient WC.

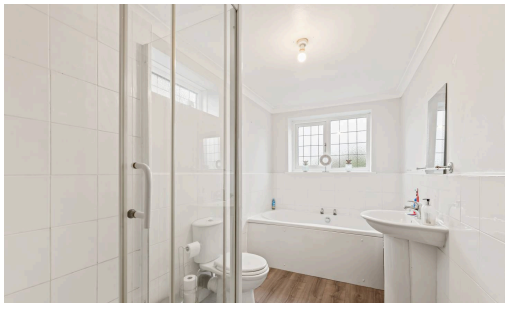
Upstairs, the home continues to impress with three well-proportioned bedrooms alongside a stylish family bathroom. With flexible living spaces, characterful features and a layout designed for modern family life, this really is a home to fall in love with.



GARDEN:

Step outside into an extensive rear garden, beautifully laid to lawn and offering an incredible sense of space and tranquillity. With open views across the neighbouring fields, the garden enjoys a wonderfully peaceful outlook, creating a true feeling of serenity and escape. The generous lawn provides plenty of space for children to play, summer entertaining or simply relaxing outdoors. At the bottom of the garden, a dedicated seating area provides the perfect spot to unwind and take in the picturesque surroundings. To the front of the prooperty, there is a driveway avaliable for parking along with a electric car charging point.





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. 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.

GENERAL INFORMATION

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









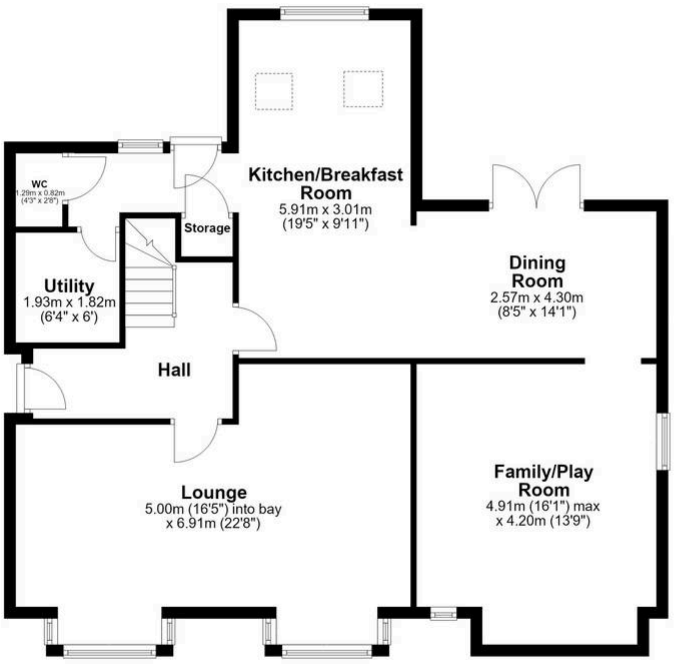


Tel: 01925 267070
Web: www.MarkAntonyEstates.com
Email: Office @ MarkAntonyEstates.com

The Property Ombudsman
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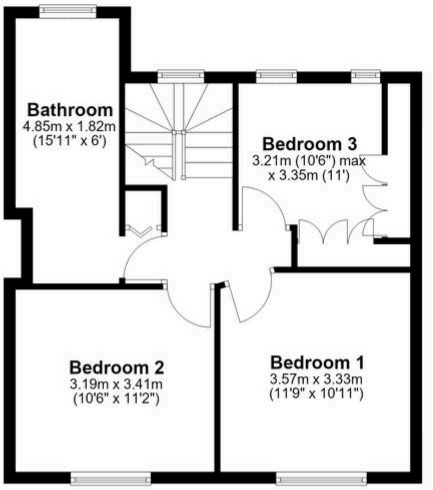
Ground Floor

Approx. 95.6 sq. metres (1028.7 sq. feet)



First Floor

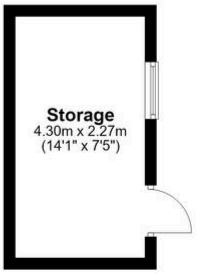
Approx. 49.5 sq. metres (532.3 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus outbuildings, approx. 9.8 sq. metres (105.1 sq. feet)



Main area: Approx. 145.0 sq. metres (1561.0 sq. feet)

Plus outbuildings, approx. 9.8 sq. metres (105.1 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.

Note: These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.

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