

# Lower Whitley



Total area: approx. 124.7 sq. metres (1341.8 sq. feet)



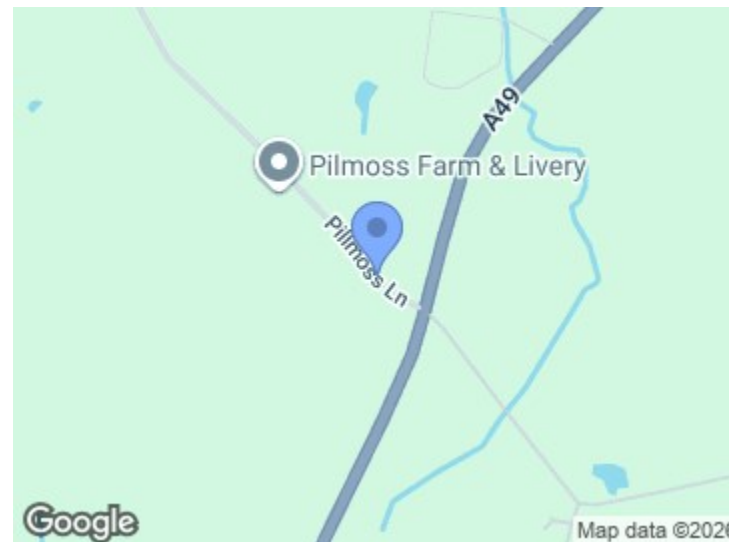
## Location

Whitley is a village and civil parish in Cheshire, surrounded by Antrobus, Comberbach, Little Leigh and Dutton. It also borders Daresbury in Halton borough as well as Hatton and Stretton in Warrington borough.

Whitley lies mostly in the northern part of a triangle of land bounded by the A49 (Warrington to Whitchurch) to the west, the A559 (Warrington to Northwich) to the east and the A533 (Runcorn to Northwich) to the south. Buses run through the village from Warrington to Northwich and vice versa. These are operated by Warrington Borough Transport.

Whitley Village School is a primary school providing infant and junior education for the children of Whitley and Dutton.

For those requiring access to the major business centres of the north west, including Manchester and Liverpool International Airports, access can be gained via the M56 motorway at Stretton (Junction 10 providing links to the M6 and M62).



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	51
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**CHARMING THREE Bedroom Semi | EXTENDED Dining Kitchen & Sitting Area | Large Lounge with OPEN FIRE | EXTENSIVE Gardens & PANORAMIC Views | EN-SUITE & Further Bathroom.** Set within a semi-rural location, this well proportioned period semi of character comprises a welcoming reception, lounge to the front, open-plan dining kitchen with sitting area overlooking the rear, three bedrooms, en-suite and a separate bathroom. Super gardens and driveway parking.

# Lower Whitley Pillmoss Lane



'Sunny Vista' presents an excellent opportunity to acquire a home of character and charm occupying a semi-rural location but one that still offers considerable convenience for a wide range of amenities. Whether requiring convenience for the commuter, access to excellent schooling, close proximity to local shopping or attractive views, 'Sunny Vista' has it all.

Set in extensive gardens with panoramic views, this extended period semi-detached home offers well proportioned and tastefully appointed accommodation presented over two storeys including a welcoming entrance with tiled flooring and an opening into the impressive dining kitchen and sitting area boasting twin sets of 'French' doors opening onto the rear garden with centre island and breakfast bar, lounge occupying the full width of the house featuring an open fire, three bedrooms, en-suite to the main and a family bathroom. Externally, there is driveway parking to the side and substantial lawned gardens.

## Accommodation

### Entrance Hallway

19'5" x 6'11" (5.92m x 2.12m)

Accessed through a PVC door into a welcoming reception with tiled flooring, inset lighting, turning staircase to upstairs with an illuminated storage cupboard housing the electrical consumer unit, engineered opening to the dining kitchen to provide additional light and a central heating radiator.

### Lounge

21'4" x 13'10" (6.52m x 4.23m)

Open fireplace with exposed brick surround, grate mounted onto stone with a brick hearth, inset lighting, PVC double glazed windows to the front and side elevations all complete with two central heating radiators.

### Dining Kitchen & Family Room

19'5" x 16'10" (5.93m x 5.15m)

An excellent open-plan space overlooking the gardens fitted with a range of base, drawer and eye level units complemented by corner display shelving and glazed display cabinets. In addition, there is a centre island with further cupboard storage and a breakfast bar facility. Furthermore, there are integrated appliances including a four ring hob with an illuminated chimney extractor above, oven and grill. Stainless steel double sink drainer unit with mixer tap set into a work surface with tiled splashback. Cupboard housing the 'Heatrae Sadia Electro Max' electric boiler, PVC double glazed 'French' doors with matching adjacent panels opening onto the patio garden, inset lighting and two central heating radiators.

## First Floor



### Landing

12'7" max x 12'5" max (3.84m max x 3.80m max)

Double glazed 'Velux' window providing additional light, inset lighting, two separate loft accesses and a wall light point.

### Bedroom One

14'0" x 12'4" (4.29m x 3.76m)

PVC double glazed windows to both side elevations and the rear complete with a central heating radiator.

### En-Suite Shower Room

6'5" x 3'0" (1.97m x 0.93m)

Tiled cubicle with a thermostatic shower, pedestal wash hand basin and a low level WC. Tiled walls with matching tiled flooring, inset lighting, central heating radiator and an extractor fan.

### Bedroom Two

13'10" x 10'10" (4.22m x 3.32m)

Fitted with a range of wardrobes set either side of the chimney breast providing hanging and shelving space, PVC double glazed window to the front elevation and a central heating radiator.

### Bedroom Three

10'0" x 8'1" max (3.05m x 2.48m max)

PVC double glazed window to the front elevation and a central heating radiator.

### Family Bathroom

6'9" x 6'7" (2.08m x 2.02m)

White suite including a double ended bath set into a panelled unit with a mixer shower head, wash hand basin with a chrome mixer tap and a low level WC. Fully tiled walls and flooring, wall light point, inset lighting, PVC frosted double glazed window to the side elevation and a central heating radiator.

### Outside

The rear garden is predominantly laid to lawn with panoramic views flanked with mature trees providing a degree of privacy and a flagged patio ideal for the hardstanding of garden furniture. The side offers a gravelled driveway providing off road parking for several cars as well as both cold and hot water taps.

### Tenure

Freehold.

### Council Tax

Band 'D' - £2,385.02 (2025/2026)

### Local Authority

Cheshire West and Chester Council.

### 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 4DW

### 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.

