



# Goose Lane, Hatton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Three Generous Bedrooms
- Glass Fronted Balcony
- Modern Throughout
- Freehold
- Beautiful Garden
- Ready to Move in!
- Breath Taking Views
- High Specification
- Fantastic Location
- Driveway Parking

## INTERIOR

Upon entering this home, you are greeted by a separate lounge to the front, providing a cosy retreat, while the rear boasts a fantastic open-plan kitchen, dining, and family room. The Smithfield's Kitchen, finished to a high standard, forms the heart of the home, featuring beautiful bi-fold doors that seamlessly connect the indoor space to the meticulously maintained garden, allowing for an abundance of natural light. The kitchen is equipped with a stylish island and fitted skylights, perfect for both cooking and entertaining.

Throughout the property, you'll find high-quality finishes and attention to detail, with renovation work completed to an exceptionally high standard by a reputable local company. Completing the ground floor is a convenient utility room and a modern shower room.

The first floor comprises two well-appointed bedrooms, one of which includes built-in wardrobes, along with a contemporary bathroom. Moving to the second floor, you will find the master bedroom, a true highlight of the property. This spacious room features a lovely glass-fronted balcony that offers breathtaking views of the surrounding fields and greenery, along with its own en-suite WC and additional built-in storage.

## GARDEN

The outdoor space is equally impressive, featuring a beautifully maintained garden with artificial grass and a spacious patio area. A standout feature is the summer house, which can be used as a home office or a garden room. The garden offers ample space for outdoor furniture, making it an ideal setting for al fresco dining. At the front of the property, there is driveway parking, providing convenient access for both residents and guests.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 3.76m x 4.49m Lounge
- 2.40m x 5.56m Kitchen
- 4.12m x 5.06m Dining/Family Room
- 3.57m x 1.30m Utility Room
- 2.70m x 1.28m Shower Room

### FIRST FLOOR

- Landing
- 3.08m x 4.49m Bedroom Two
- 3.17m x 3.50m Bedroom Three
- 1.65m x 2.41m Bathroom

### SECOND FLOOR

- 4.60m x 5.48m Bedroom One
- 1.51m x 1.38m WC

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (Via BT)



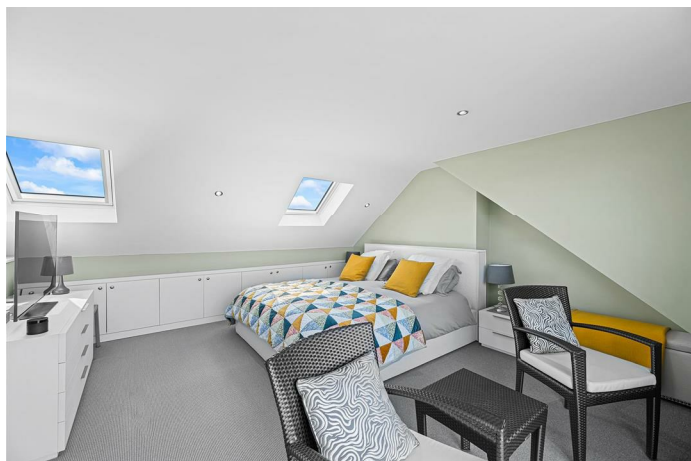
## LOCATION

Hatton is a quaint Village located five miles south of Warrington Town Centre. The rural hamlet is nestled amongst beautiful countryside, providing residents with an abundance of great walks and cycling routes. The village houses three Grade II listed buildings which appear in the National Heritage List for England. They include The Hatton Arms, Hatton Hall and a K6 telephone kiosk, otherwise known as the 'Jubilee Kiosk.' It was designed by renowned architect, Giles Gilbert Scott, to commemorate the silver jubilee of King George V. Although Hatton seems remote, thanks to its surroundings, the village has excellent transport links providing easy access to nearby towns and cities. It is also in the catchment area for schools which are consistently rated as outstanding.

## DISTANCES

- Hatton Arms 2 minute walk
- Walton Gardens 2 mile walk
- Stockton Heath Village 3 miles
- Warrington Town Centre 5 miles
- Manchester Airport 15 miles via M56
- Chester City Centre 19 miles via M56
- Liverpool City Centre 20 miles via M62
- Manchester City Centre 26 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council  
**Council Band:** C  
**Tenure:** Freehold  
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



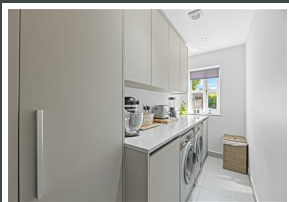
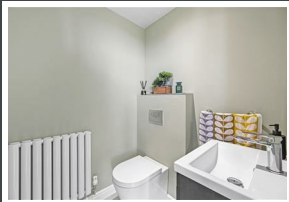
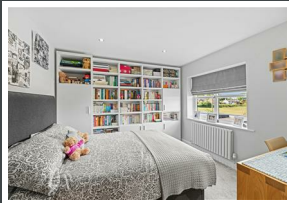
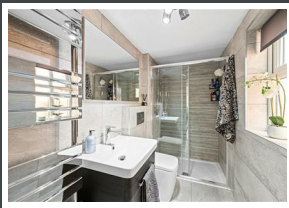






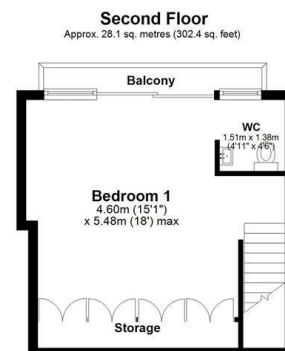
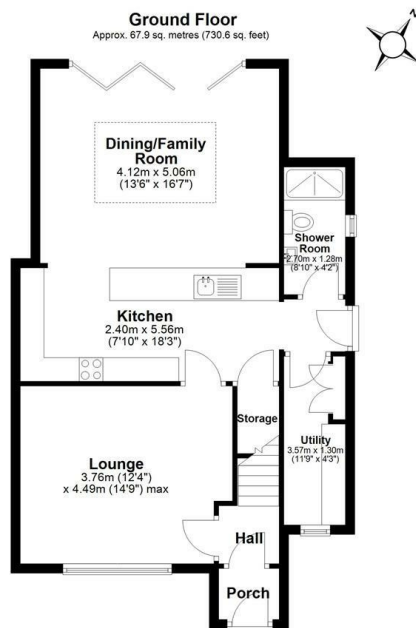






## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



Total area: approx. 130.5 sq. metres (1404.6 sq. feet)



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

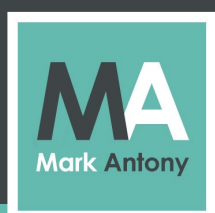
## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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