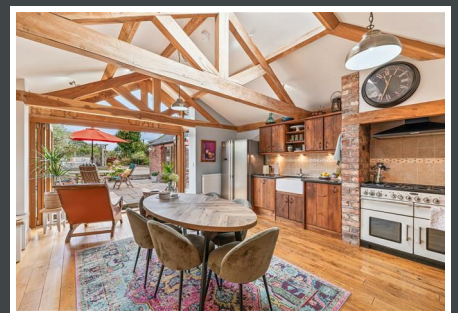
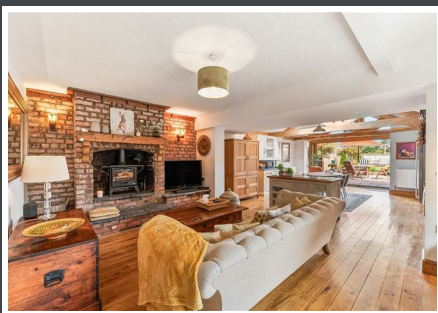




# Hatton Lane, Stretton Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Semi-Detached
- Two Bedrooms
- Bay Windows
- Open-Plan Living
- Countryside Views
- Character Cottage
- Lovely Garden
- Feature Fireplaces
- Separate Outbuildings
- Desirable Location

## INTERIOR

Discreetly tucked behind a manicured stone driveway and vibrant greenery, this well appointed cottage blends classic character with modern comfort, offering a serene retreat from the everyday. Through the beautifully presented front porch you will find a cosy hallway that leads straight into the lounge room, complete with one of the many characterful fireplaces in this property. Downstairs opens out into a spacious and stunning open-plan kitchen-living area, with exposed beams stretching across the ceiling and surrounding brick walls. You will also find a handy under-stairs WC.

Upstairs boasts two well sized bedrooms with built-in wardrobes. The larger of the two bedrooms has a handy corner nook, perfect for a dressing area. The upstairs bathroom is a charming blend of country character and modern convenience, and features a very generous amount of storage and counter space.

## EXTERIOR

From the kitchen-living space, large bay doors lead out into a private outdoor oasis, a blend of patio and well-maintained lawn, perfect for entertaining and relaxing. The garden is bordered by attractive flowerbeds and shrubbery, and visible over the back fence is a stretching view of the local countryside. Outside also features a separate cosy summerhouse, and a utility or office space to the rear of the garage.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)



## 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

**Local Authority:** Warrington Borough Council

**Council Band:** D

**Tenure:** Freehold

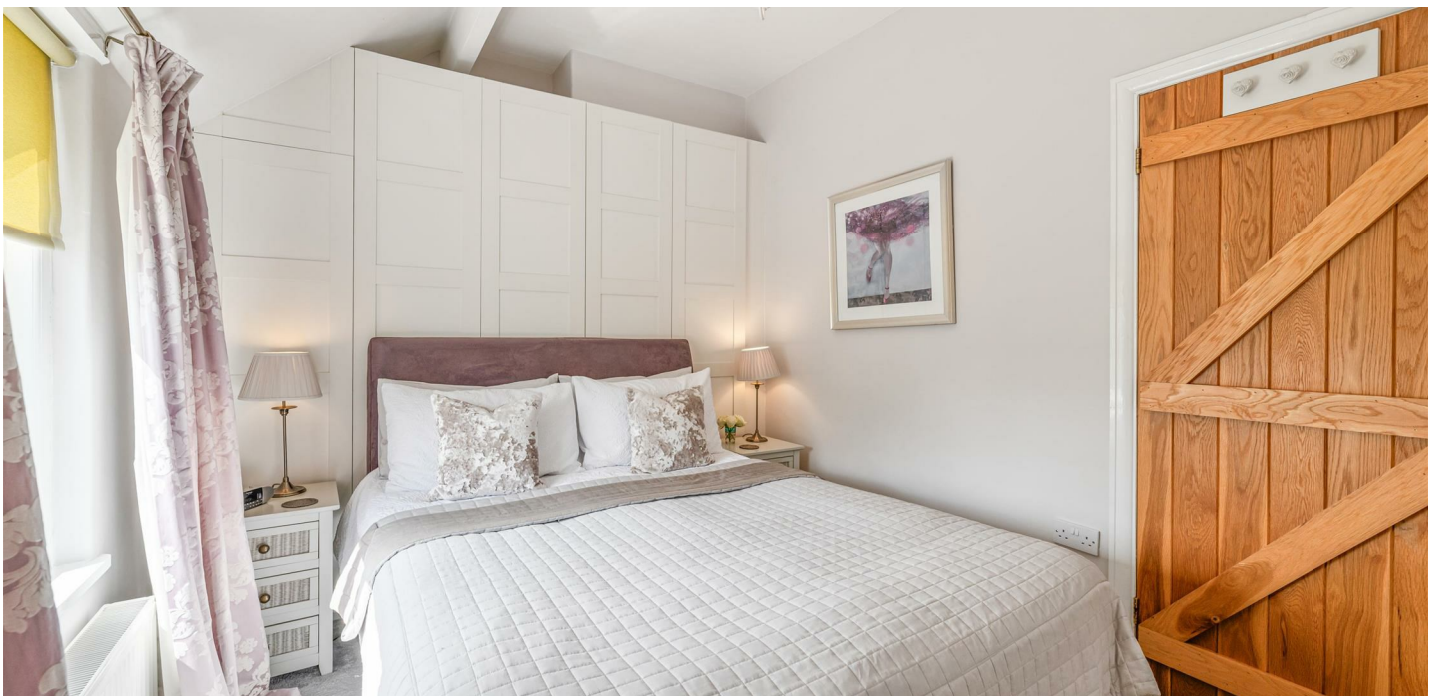
(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

Not included in the asking price.

Items may be available under separate negotiation.

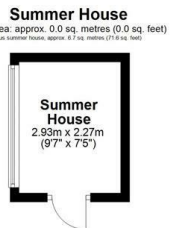
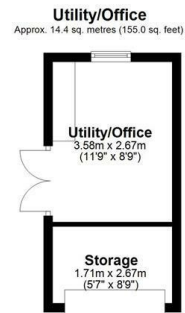
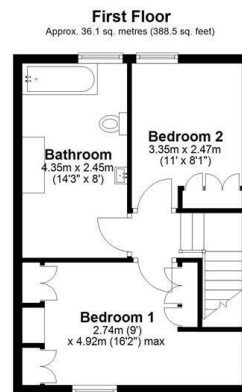
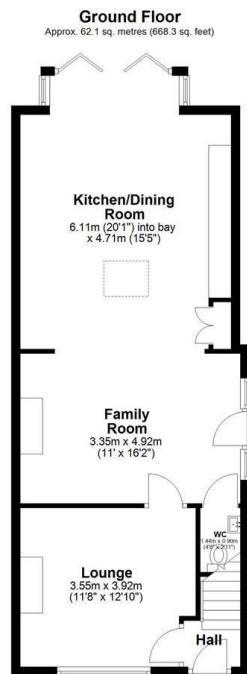







## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.



Main area: Approx. 112.6 sq. metres (1211.8 sq. feet)  
Plus summer house, approx. 6.7 sq. metres (71.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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