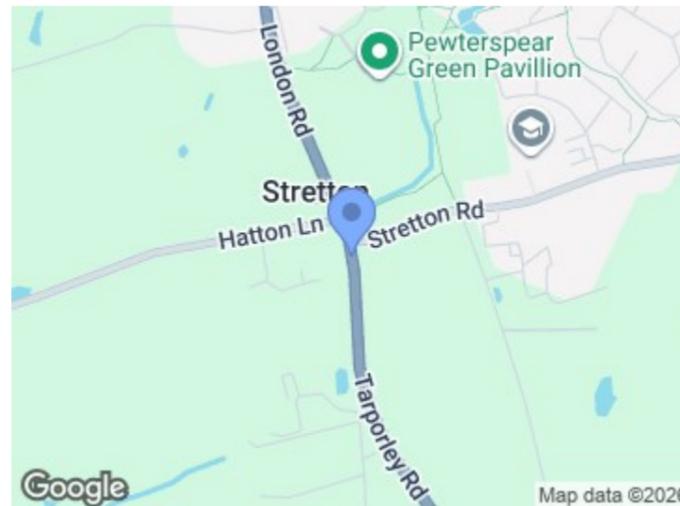


Stretton



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. In the past, the village was known as a prime agricultural area and is brimming with history; home to cottages, school houses and a parish church dating back to the 19th Century. Nowadays there is a sports pavilion, hotel and a selection of outstanding schools. 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.



Total area: approx. 142.3 sq. metres



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

BRIGHT, AIRY, EXTENDED AND RE-MODELLED SEMI-DETACHED HOME | THREE DOUBLE BEDROOMS WITH EN-SUITE | WEST FACING REAR GARDEN | STYLISH KITCHEN & BATHROOMS | DOWNSTAIRS SHOWER ROOM | GARDEN ROOM This beautifully presented three bedroom semi-detached home has been extended and improved over recent years to provide light, airy and flexible living accommodation over three floors. Comprising three double bedrooms with en-suite to main, three reception rooms, super dining / Kitchen / Family room, utility room, ground floor shower room complimented with low maintenance front & rear gardens.

£475,000

Stretton London Road



This beautifully appointed three double bedroom semi detached home has been improved and extended over the years to provide light, airy and flexible living accommodation. Comprising entrance hallway, lounge with feature fireplace, snug with bi-folding doors opening onto the super family / dining / kitchen hosting a number of Velux windows and double glazed windows to the rear elevation allowing plenty of natural light. The ground floor also provides a utility room, a convenient shower room and access to the side elevation. The first floor provides two double bedrooms and a modern family bath/shower room. The current owners have utilised the landing as an office space. The second floor features a main bedroom with triple window to the rear elevation and a recently fitted stylish en-suite shower room.

Entrance Hallway

11'5" x 5'10" (3.5m x 1.8m)
PVC Frosted door leading to a welcoming entrance hallway; traditional leaded & frosted window to the front elevation, central heating radiator, telephone point, ceiling light, wood effect laminate flooring and access to under stairs storage.

Lounge

13'5" x 10'5" (4.1m x 3.2m)
PVC Window to the front elevation, central heating radiator, traditional feature fireplace with granite hearth, television point & picture rail.

Snug

17'1" x 11'5" (5.23m x 3.5m)
Continued wood effect flooring, feature fireplace with tiled hearth and recess either side, vertical central heating radiator, television point, bi-folding doors opening to:

Dining / Kitchen

23'3" x 21'3" (7.1m x 6.5m)
Super open plan family, dining, kitchen are with floods of natural light, PVC Double glazed windows & patio doors to the rear elevation, Velux windows and views over the west facing garden. The kitchen hosts a range of matching eye and base level units, complimented with recently re-finished wooden work surfaces, integrated appliances include AEG Oven and grill, porcelain two and a half bowl sink with Chrome 'flexi' hose tap, space for washing machine, four ring gas hob with extractor above and access to:

Utility Room

7'6" x 7'2" (2.3m x 2.2m)
Continued tiled flooring, PVC frosted door to the side elevation, PVC window to the side elevation, space for washing machine and dryer, central heating radiator and access to:



Family Bathroom

7'2" x 5'10" (2.2m x 1.8m)
Stylish three piece suite comprising bath with shower above, matt black rainfall shower head with matching hand held attachment and shower controls and glass screen, hand wash basin with matt black mixer tap, low level W.C, ladder style radiator and frosted PVC window to the rear elevation.

Second Floor

Staircase with velux window leading to the second floor:

Bedroom One

Engineered wooden flooring, triple PVC Windows to the rear elevation enjoying a westerly aspect, two Velux windows, chimney breast with recess either side access to:

En-Suite Shower Room

Stylish shower room with tiled flooring, part tiled walls, enclosed shower cubicle with glass screen and Matt black rainfall shower head and matching taps, hand wash basin with matt black mixer tap, low level W.C, ladder style central heating radiator and frosted PVC window to the rear elevation.

Outside

The property is set back from the road with parking for numerous vehicles. There is a block paved driveway, with slate and evergreen borders.



Downstairs Shower Room

7'2" x 2'11" (2.2m x 0.9m)
Continued tiled flooring, low level W.C, hand wash basin with Matt black mixer tap, tiled and enclosed shower cubicle with electric thermostatic shower, ladder style central heating radiator, PVC window to the side elevation, spotlighting and extractor fan.

First Floor

Landing

17'0" x 5'10" (5.2m x 1.8m)
PVC Window to the side elevation, PVC window to the front elevation, central heating radiator and staircase leading to the second floor.

Bedroom Two

13'1" x 10'5" (4m x 3.2m)
PVC Window to the front elevation, original floorboards, traditional fireplace, picture rail, central heating radiator and ceiling light.

Bedroom Three

11'1" x 9'2" (3.4m x 2.8m)
PVC Window to the rear elevation, engineered wooden flooring, central heating radiator, chimney breast and ceiling light.

The low maintenance, Westerly facing rear garden features AstroTurf in the main, with generous patio area and separate BBQ & decking area. The garden room includes PVC double glazed windows with patio doors complete with light and power.

Tenure

Leasehold. 999 Year lease with peppercorn rent.

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 5PW

Possession

Vacant possession upon completion.

Viewing

Strictly by prior appointment with Cowdel Clarke Estate Agents on 01925 600200