

Heath Lane, Warrington

Situated in a highly regarded and much sought after location is this very attractive and spacious throughout five bedroom detached family home offer very well presented and well proportioned living accommodation over two floors to include private gardens with open aspect views both front and rear along with ample off road parking leading to the attached double garage

(BEAUTIFUL FAMILY HOME – MOST BE VIEWED)

Asking Price £650,000

67 Heath Lane

Lowton, Warrington, WA3 1HR



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Feature flooring. Radiator.

CLOAKROOM

Wash hand basin. Low level WC. Modern radiator/towel rail.

LOUNGE

19'1 (max) x 11'9 (max) (5.79m'0.30m (max) x 3.35m'2.74m (max))

Feature fireplace with surround and inset lighting. TV Point. Radiator.

DINING ROOM

18'1 (max) x 8'5 (max) (5.49m'0.30m (max) x 2.44m'1.52m (max))

x Feature flooring. Patio doors to rear gardens. Radiator.

FAMILY ROOM/KITCHEN

16'3 (max) x 19'2 (max) (4.88m'0.91m (max) x 5.79m'0.61m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Built

in double oven. Modern extractor fan over island. Feature tiled flooring.

TV point. Two Velux windows. Inset lighting. Bifold doors onto patio.

Modern radiator.

UTILITY ROOM

Fitted with wall and base cupboards. Plumbing for washing machine/dryer.

FIRST FLOOR:

LANDING

MASTER BEDROOM

15'4 (max) x 11'6 (max) (4.57m'1.22m (max) x 3.35m'1.83m (max))

Radiator.

EN-SUITE

Shower cubicle. His and her vanity sink unit with storage. Low level WC. Feature flooring. Mostly tiled walls. Modern radiator.

BEDROOM

13'6 (max) x 12'1 (max) (3.96m'1.83m (max) x 3.66m'0.30m (max))

Radiator.

BEDROOM

12'1 (max) x 13'11 (max) (3.66m'0.30m (max) x 3.96m'3.35m (max))

Radiator.

BEDROOM

11'5 (max) x 10'6 (max) (3.35m'1.52m (max) x 3.05m'1.83m (max))

Radiator.

BEDROOM

8'6 (max) x 6'1 (max) (2.44m'1.83m (max) x 1.83m'0.30m (max))

Radiator.

BATHROOM

Panelled bath with shower fitment over bath. Floating hand basin along with floating WC. Fully tiled flooring. Heated towel rail.

OUTSIDE:

DOUBLE GARAGE

The property is approached over an entrance driveway which provides off road parking to the front leading to the integral double garage. The garage is complete with power and lighting.

GARDENS

The gardens are to the rear, very attractive private gardens, mainly laid to lawn with surrounding flower beds, well stocked borders and feature patio area. The property benefits open views over farmland to the front and private (not overlooked) to the rear.

TENURE

Leasehold.

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX BAND

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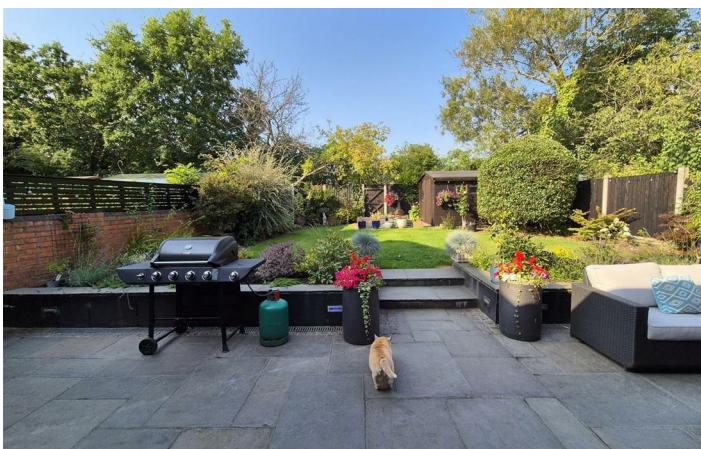
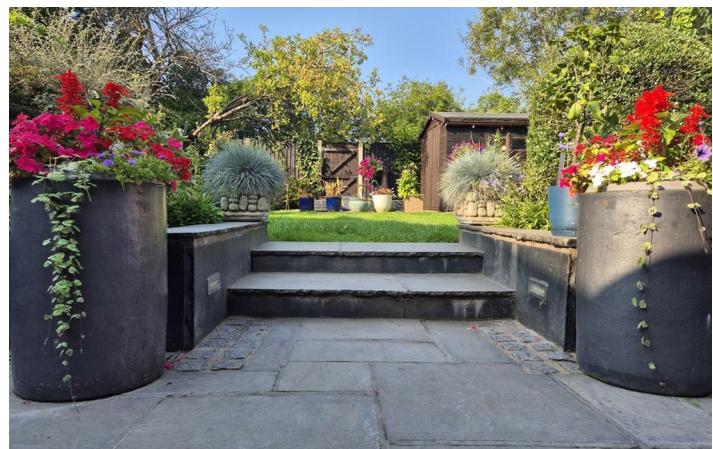
PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and 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.

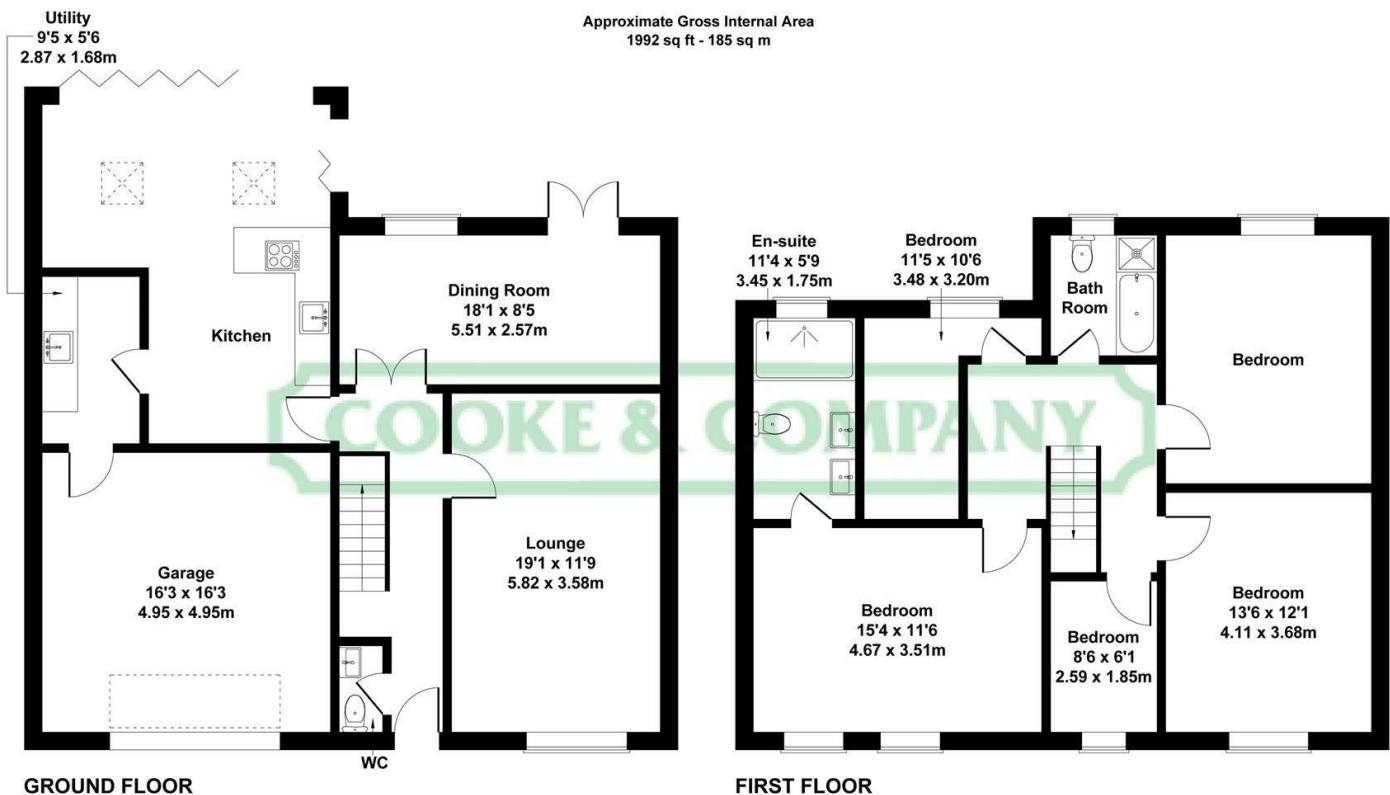


Directions

Sat Nav Ref: WA3 1HR



Floor Plan



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	