



Windmill Lane, Preston On The Hill Warrington, Cheshire



mark antony
SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ Village Setting
- ❑ Ample Storage
- ❑ Modern Twist
- ❑ Traditional Features
- ❑ Two Bedrooms
- ❑ Local Walks Nearby
- ❑ Enchanting Home
- ❑ Sizeable Bedrooms
- ❑ Sleek Kitchen
- ❑ Integrated Appliances

DESCRIPTION

Nestled in a quaint village we present this delightful cottage which boasts character and charm and offers traditional features with a modern twist. This home has two sizeable bedrooms and an abundance of storage space making this a perfect for first time buyers.

Access into this 1893 cottage is welcomed via the spacious lounge featuring a stunning wood burner fire and original ceiling beams which then naturally flows into the open plan modern kitchen with integrated appliances and dining area. You are also able to access the outside space.

To the first floor you are presented with two sizeable bedrooms and a family bathroom. Bedroom one boasts an original fireplace.

To the second floor there is plenty of storage and a loft room which offers potential for a further bedroom or office space.

GARDEN

This split levelled, private outside space is laid to patio throughout and would be perfect for the warm summer nights ahead. There is also on street parking available to the front of the property.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Lounge 3.93m x 4.26m
- Kitchen/Dining Room 3.98m x 4.26m

FIRST FLOOR

- Landing
- Bedroom One 2.82m x 4.26m
- Bedroom Two 3.05m x 2.11m
- Bathroom 3.05m x 2.05m

SECOND FLOOR

- Loft Room 5.00m x 4.26m
- Storage 3.05m x 4.26m

SERVICES

- Mains connected: Electric, Water
- Drainage: Private
- Broadband Availability: Up to 50Mb (Via BT)

Manor Cottage, Windmill Lane, Preston On The Hill, Cheshire

LOCATION

Preston on the Hill is ideally located between the villages of Daresbury, Dutton and Preston Brook and has easy access to all the principal centres of Chester, Liverpool and Manchester with fantastic road access to the M56 and railway links. Bridgewater canal is located in the neighbouring village of Preston Brook making this a short walking distance and some lovely country walks towards Frodsham, Aston, and Stockton Heath.

DISTANCES

- Walton Gardens 3 miles
- Frodsham 4 miles
- Warrington Town Centre 6 miles
- Chester City Centre 16 miles via M56
- Manchester Airport 18 miles via M56
- Manchester City Centre 25 miles via M56
- Liverpool City Centre 20 miles via M62

(Distances quoted are approximate)



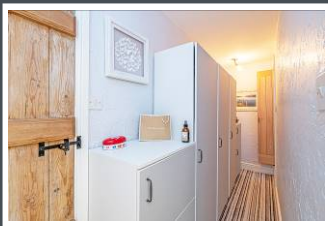
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: C
Tenure: Freehold
(to be confirmed by Solicitors.)

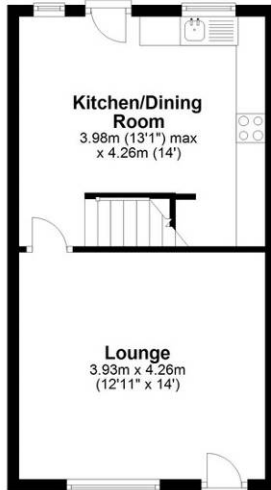
Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.

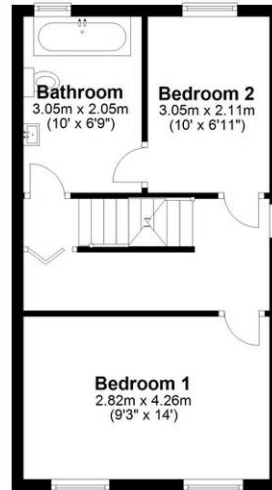




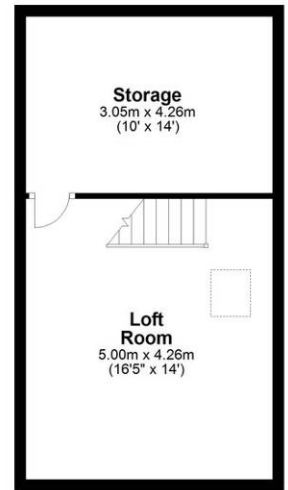
Ground Floor
Approx. 34.1 sq. metres (367.3 sq. feet)



First Floor
Approx. 34.1 sq. metres (367.3 sq. feet)



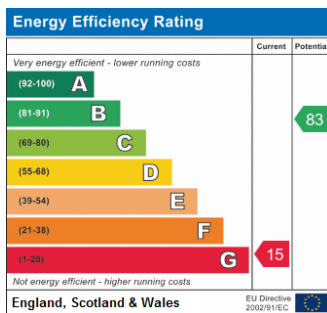
Loft Room
Approx. 34.7 sq. metres (373.8 sq. feet)



Total area: approx. 103.0 sq. metres (1108.4 sq. feet)

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.



VIEWING ARRANGEMENTS

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

OTHER SERVICES

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

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



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