



Hobb Lane, Daresbury Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ Sought After Area
- ❑ Three Bedrooms
- ❑ Open Plan Living
- ❑ Great Potential
- ❑ Beautiful Canal Walks
- ❑ South Facing Garden
- ❑ Large Garden
- ❑ Fantastic Driveway
- ❑ Close Motorway Links
- ❑ No Onward Chain

DESCRIPTION

A semi-detached home in the highly sought-after rural location of Daresbury and situated in a quiet cul-de-sac. This three-bedroom property is perfect if you are looking to create your dream home within an idyllic area. The property has a lovely rear garden with picturesque views and a driveway with space for multiple cars.

Access to this property is into a welcoming hallway which leads to the fabulous living space. The open plan dining /living room and kitchen offers a spacious and bright area throughout, via the skylights. Upstairs there are three bedrooms and a family bathroom.

GARDEN

This family home has a fantastic rear garden with a good sized area laid to lawn surrounded by mature shrubs and plants. There is also a large garage / workshop and delightful views. To the front of the property there is a smaller garden and a driveway for multiple cars.



SUMMARY ACCOMODATION

GROUND FLOOR

- Entrance Hall
- Lounge / Dining Room 7.50m x 3.55m
- Kitchen 3.70m x 5.45m
- Utility Room 2.84m x 2.05m
- WC

FIRST FLOOR

- Landing
- Bedroom One 3.76m x 3.36m
- Bedroom Two 3.33m x 3.36m
- Bedroom Three 2.19m x 2.10m
- Bathroom 1.91m x 2.07m

GARDEN

- Garage 5.70m x 3.36m
- Workshop 2.40m x 3.36m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric (Septic Tank)
- Drainage: Private (Septic Tank)
- Broadband Availability: Up to 67Mb (Via BT)

LOCATION

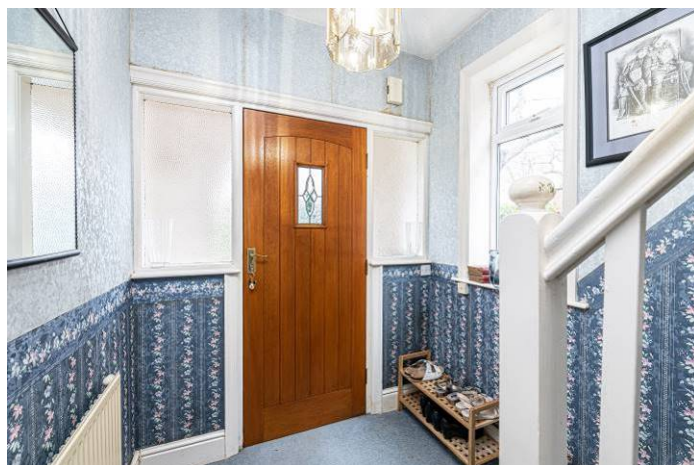
Although the postal area is Daresbury, the birthplace of Lewis Carroll, the property is closer to the village of Moore, where there is a local store and post office and plenty of walks to enjoy.

It is also close to Stockton Heath which boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including good schools, a supermarket and post office. There is also a vast array of restaurants and bars, offering anything from a casual and relaxed setting to a more cosmopolitan night out.

DISTANCES

- Stockton Heath 2.6 miles
- Walton Gardens 1.5 miles
- Warrington Town Centre 3.8 miles
- Manchester Airport 18.6 miles via M56
- Liverpool City Centre 19.3 miles via M62
- Manchester City Centre 25.7 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

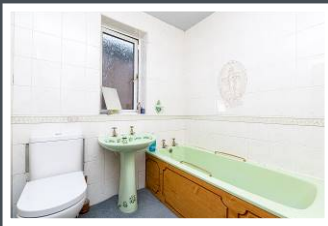
Council Tax Band: D

Tenure: Freehold

Contents, Fixtures and Fittings

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

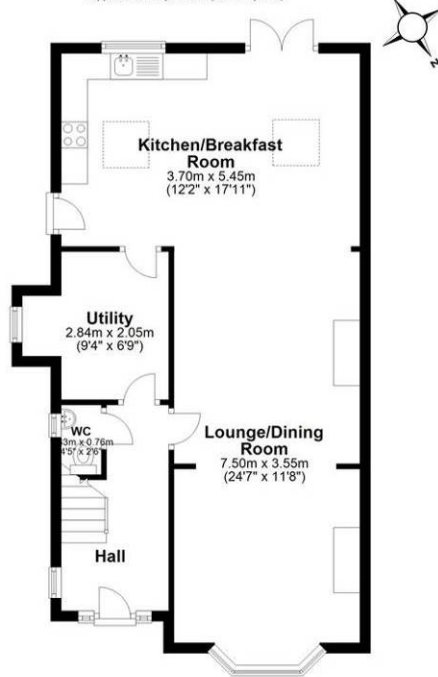




IMPORTANT NOTICE:

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.

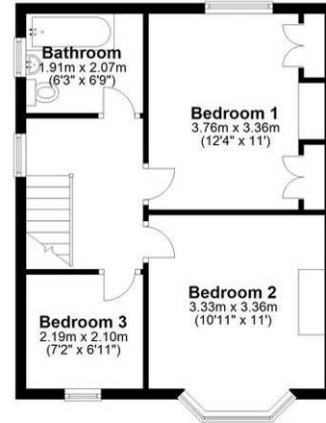
Ground Floor
Approx. 63.3 sq. metres (681.1 sq. feet)



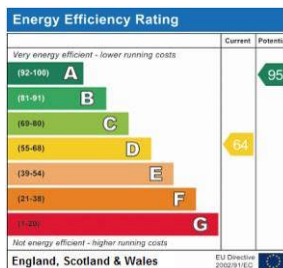
Garage
Approx. 27.6 sq. metres (296.8 sq. feet)



First Floor
Approx. 40.6 sq. metres (437.3 sq. feet)



Total area: approx. 131.5 sq. metres (1415.1 sq. feet)



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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