



The Vicarage Chapel Lane, Burtonwood Warrington

Freehold Title • Five Bedroom Detached Family Home • Gated Driveway For Multiple Vehicles • Close To Amenities • Close To Schools • Great Transport Links • Option For One Level Living Available • Low Maintenance Garden • Generous Wrap Around Plot • Double Garage



Mark Antony
SALES & LETTING AGENTS

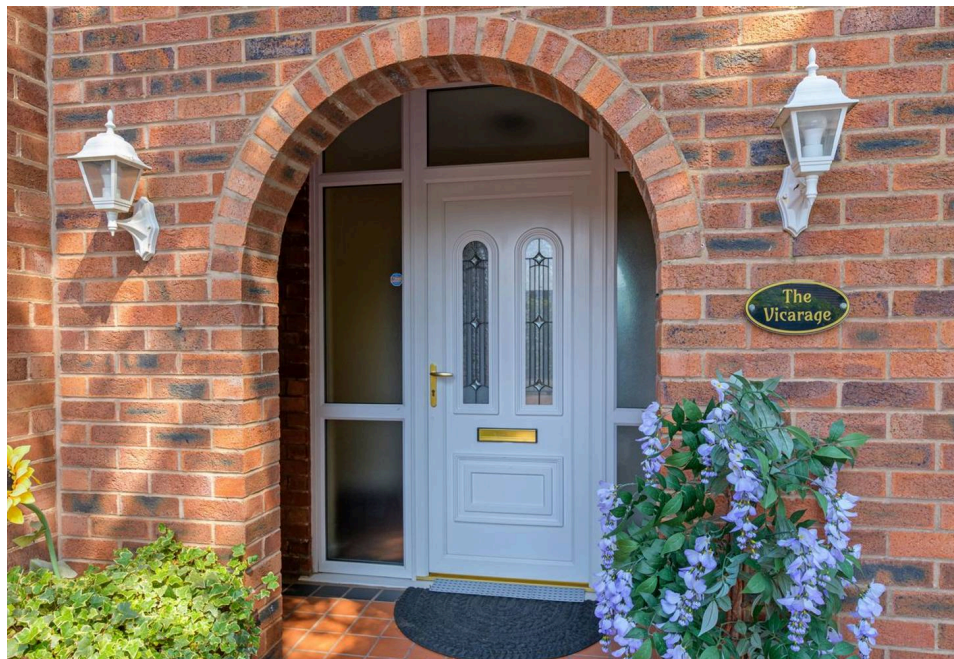
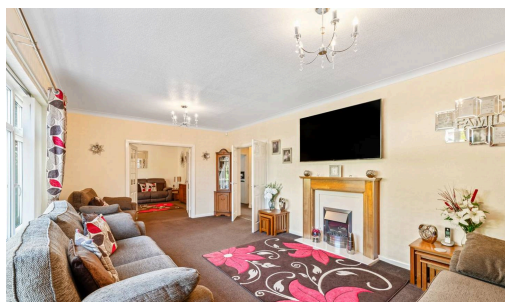
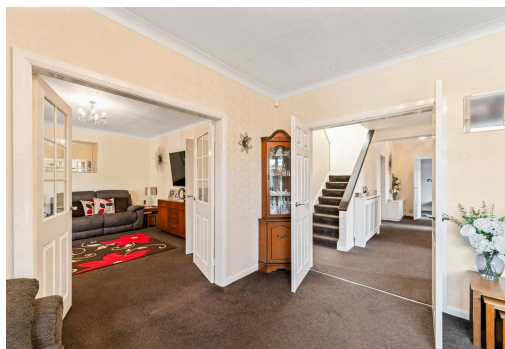


INTERIOR:

As you arrive at the property, you will be captivated by the stunning kerb appeal, setting the tone for the exceptional home that lies within.

This impressive five-bedroom detached home is set behind a gated driveway, offering privacy, generous parking and access to a double garage. Designed with both family living and entertaining in mind, this substantial property immediately impresses with its expansive, bright and airy interior, where large windows allow natural light to flood throughout.

A welcoming central hall leads to an exceptional range of reception spaces, including a spacious lounge and family room that can be enjoyed as separate areas or opened up to create a superb seamless flow, perfect for modern living and hosting guests. An elegant sitting room offers further versatility, ideal for home working or relaxing in quieter surroundings. The kitchen/diner enjoys charming views across the rear garden and features integrated appliances, with convenient access to the utility room and additional storage.



A versatile wet room concludes the ground floor, leaving potential for one-level living if required. Upstairs, the sense of space continues with five generously proportioned bedrooms, several benefitting from built-in wardrobes for excellent space utilisation. A family bathroom and separate WC serve the first floor, completing this wonderfully spacious and versatile family home.

GARDEN:

This property boasts an exceptionally maintained wrap-around garden perfect for both relaxation and entertaining. Finished with low-maintenance Indian paving stone, it offers a practical and stylish outdoor space that can be enjoyed all year round. The property benefits from an outdoor kitchen, complete with a pizza oven, enhancing the entertaining appeal, while a charming tiki bar adds a fun, vibrant atmosphere. Enclosed by mature greenery, the garden feels private and inviting, seamlessly blending different zones for socialising, cooking and unwinding in a truly versatile outdoor setting.

LOCATION:

Burtonwood was a chapelry in the ancient parish of Warrington, in the West Derby Hundred of Lancashire. It was later created a civil parish and was part of the Warrington Poor Law Union and then the Warrington Rural District. By 1974 the village of Burtonwood became part of Warrington District and is now part of the Warrington Unitary Authority. It is still a civil parish (now named Burtonwood and Westbrook) and thus has its own parish council. Burtonwood's population rose from 990 in 1861 to 2,408 in 1911 as the mining and brewing industries grew. The village of Burtonwood saw its greatest increase in housing and population post 1945 when the locally named 'miners estate' was built and vast numbers of people took employment in the collieries of Bold and Clockface both in the neighbouring Parish of Bold in St Helens.

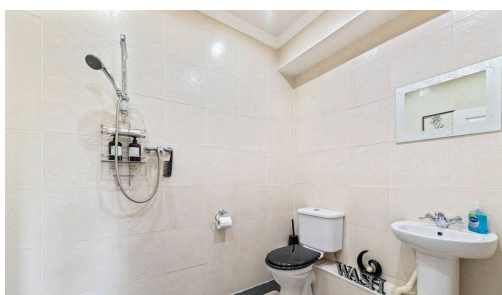


GENERAL INFORMATION:

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D









Main area: Approx. 202.8 sq. metres (2182.7 sq. feet)
 Plus garages: approx. 30.3 sq. metres (326.1 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
 Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
 Items may be available under separate negotiation.