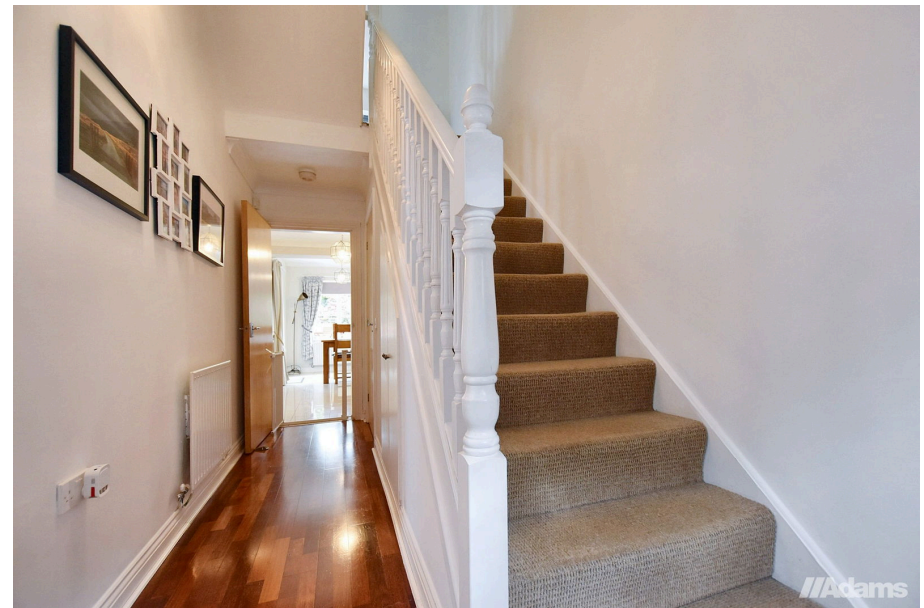




# Granary Mill, Preston On The Hill, Warrington, Cheshire

Offers In Region Of £345,000

4 3 2



## Elegant Modern Townhouse in Exclusive Gated Development – Preston On The Hill, Cheshire

A beautifully presented modern townhouse forming part of an exclusive gated development of just eight properties, ideally located in the sought-after village of Preston On The Hill, Cheshire.

The spacious and versatile accommodation is arranged over three floors and briefly comprises: a welcoming entrance hall, cloakroom/WC, comfortable lounge, and an impressive open-plan kitchen, dining and family room – ideal for modern living and entertaining.

The property offers four well-proportioned bedrooms, including two with ensuite facilities, one of which has been recently upgraded to a high standard, together with a stylish family bathroom.

Externally, the property benefits from driveway parking for two vehicles and a delightful private rear garden enjoying views over open farmland.

Early viewing is highly recommended to fully appreciate the quality, space and desirable setting this property offers.

### Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

### Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate.

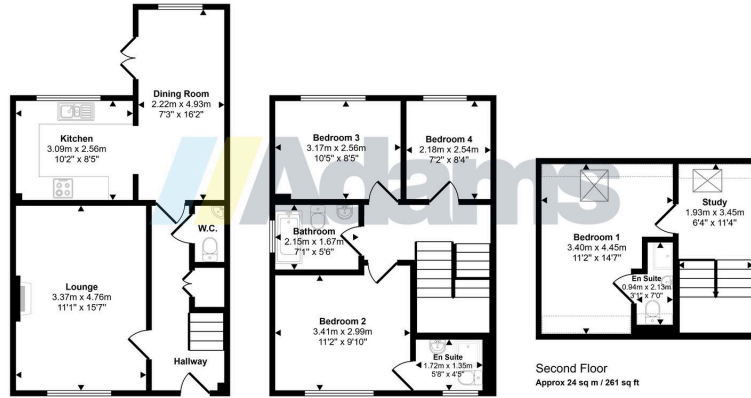
### Agents Notes

Tenure: Leasehold

Lease Term: 999 years from 1 May 2002



Approx Gross Internal Area  
111 sq m / 1198 sq ft



Ground Floor  
Approx 46 sq m / 493 sq ft

First Floor  
Approx 41 sq m / 444 sq ft

Second Floor  
Approx 24 sq m / 261 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Spacious Modern Town House
- Immaculate Presentation
- Ground Floor Cloaks / WC
- Driveway For Two Cars
- Borders Open Farmland At Rear
- Exclusive Gated Development
- Four Bedrooms / Three Baths
- Open Plan Kitchen / Diner / Family Room
- Private Rear Gardens
- Early Viewing Essential



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	