

**Briar Cliffe  
Quarry Lane  
Appleton WA4 5JD**



A DETACHED HOUSE IN A PRIME RESIDENTIAL LOCATION  
PROVIDING TWO GRAND RECEPTION ROOMS AND THREE BEDROOMS  
REQUIRING A FULL PROGRAMME OF REHABILITATION

**FOR SALE BY AUCTION  
AT THE DE VERE DARESBUY PARK  
CHESTER ROAD, DARESBUY, WARRINGTON  
ON THURSDAY 25<sup>TH</sup> MARCH 2010 AT 3.00 PM**

**(Subject to Conditions of Sale, which will be available for inspection at the offices of the  
Solicitors and Auctioneers for 14 days prior to the date of sale and will not be read in the sale room)**

'Briar Cliffe' offers considerable potential to reward those undertaking renovation works necessary in re-establishing a fine individual house to the quality and style of its neighbouring property, which constitutes part of a highly regarded residential area characterised by long established high value homes.

The property stands in large gardens, the extent of which are not immediately apparent, and although containing many specimen trees and bushes conveys a forlorn impression created by nature's relentless and uncontrolled dominance, nonetheless they complement the house with a further desirable aspect.

Quarry Lane is within  $\frac{3}{4}$  of a mile of Stockton Heath, which is a busy urban village containing individual retail outlets, banks, supermarkets and a fine selection of restaurants and Warrington Town Centre, with its multiple stores and two mainline railway stations, is approximately two miles further north. The market towns of Knutsford, Altrincham and Northwich are important centres and all within easy commuting distance and access to the motorway network at Stretton (A49 Junction 10 M56 for M6 and M62) approximately  $1\frac{1}{2}$  miles distant, giving ease of travel to all the major towns and cities of the North West, and both Liverpool and Manchester International Airports can normally be reached within forty minutes drive. There are excellent schools within easy walking distance and 'Briar Cliffe' provides an increasingly rare opportunity to acquire a property for renovation in a highly desirable residential location.

**DIRECTIONS:** From Stockton Heath village centre, proceed south along London Road (A49) crossing over the Bridgewater Canal and proceeding up the hill for approximately  $\frac{1}{2}$  a mile. Turn right at the first set of traffic lights onto the westerly section of Quarry Lane and the property is located a short distance along on the right hand side.

## ACCOMMODATION

### GROUND FLOOR

**OPEN ARCHED ENTRANCE PORCH**, 4'9" x 4'3" (1.44m x 1.29m). Quarry tiled floor.

**ENTRANCE HALL**, 14'9" x 10' (4.49m x 3.04m). With studded oak panelled entrance door, corniced ceiling, wiring to two wall lights, delph rail, timber wall panelling and obscure coloured leaded glazed window.

**DRAWING ROOM**, 17'9" x 16' (5.41m x 4.87m) plus bow window to the front elevation. Corniced and patterned ceiling, delph rail, wiring to two wall lights. Period fireplace with polished oak surround and tiled insets and hearth.

**DINING ROOM**, 17'9" x 16' (5.41m x 4.87m). Corniced ceiling, period fireplace with polished mahogany surround and tiled insets and hearth.

**KITCHEN/MORNING ROOM**, 15' x 12' (4.57m x 3.65m). Original cast iron fire and Range oven and surround.

**SCULLERY**, 7' x 6' (2.13m x 1.82m). Double drainer stainless steel sink unit.

### FIRST FLOOR

Approach from the entrance hall via a handsome oak staircase with turned newel posts, balusters and hand rail, and coloured leaded glazed windows leading to the **SPACIOUS LANDING**.

**BEDROOM 1**, 16' x 14' (4.87m x 4.26m). Ornamental brick fireplace.

**BEDROOM 2**, 16' x 12' (4.87m x 3.65m). Corniced ceiling, walk in shelved storage cupboard, tiled fireplace.

**BEDROOM 3**, 11'3" x 6'3" (3.42m x 1.90m) plus recess 5' x 3'6" (1.52m x 1.06m).

**BATHROOM**, 11'6" x 8' (3.50m x 2.43m). With  $\frac{3}{4}$  tiled walls, panelled bath, pedestal wash hand basin. Access to extended eaves store and cylinder compartment.

### OUTSIDE

Driveway access directly off Quarry Lane leading to an **INTEGRAL GARAGE**, 16' x 8' (4.87m x 2.43m). Double entrance doors and rear personal door. Staircase leading to **PART BOARDED STORAGE AREA**.

### GARDENS

The gardens previously described require complete recultivation and care should be exercised when making an inspection of the grounds. **BRICK FUEL STORE**.

## SERVICES

All mains services are connected or available

We must advise prospective purchasers that none of the services or fittings have been tested. Prospective purchasers are advised to obtain their own independent reports.

## ASSESSMENT

Council Tax Band 'G'  
(Warrington Borough Council)

## TENURE

We are informed freehold and free from chief rent, but this detail has not been confirmed from the Title Deeds.

VACANT POSSESSION ON COMPLETION

## TO VIEW

Inspection may be made on Saturdays prior to the date of sale between 2.00pm and 4.00pm.

### Solicitors

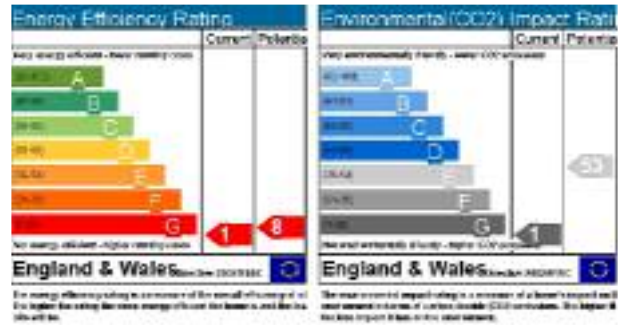
Forshaw Davies Ridgway  
21 Palmyra Square  
Warrington  
Cheshire  
WA1 1BW  
(Telephone 01925 230000)

## SURVEYS & VALUATIONS

If the property you purchase is not for sale through Meller Braggins, our Chartered Surveyors can carry out a private survey or valuation for you. Telephone our Survey Department at Stockton Heath on 01925 262625.

## HOW TO FIND THE DE VERE DARESBUY PARK

From Junction 11 of the M56, take the A56 towards Warrington and The De Vere Daresbury Park will be found after a short distance on the left hand side.



**Site Plan**  
**Not to Scale – For Identification Purposes Only**



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**INDEPENDENT PROFESSIONALS SINCE 1836**



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