



London Road, Stockton Heath Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

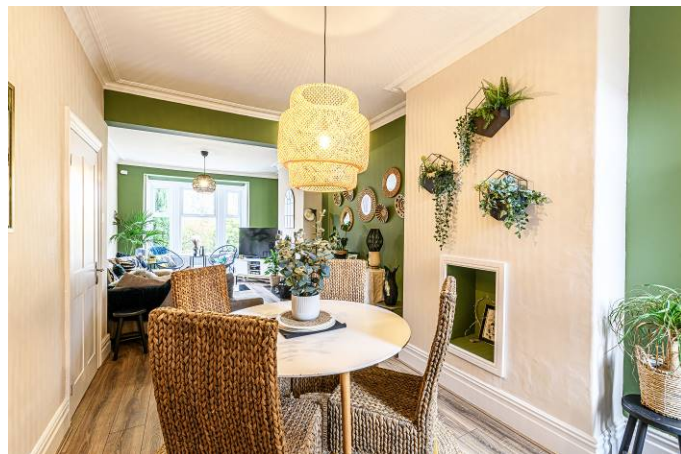
HIGHLIGHTS

- Village Location
- Three Bedrooms
- Open Plan Kitchen
- Modernised Throughout
- Close to Local Amenities
- No Chain
- Large Reception Rooms
- Immaculate Condition
- Natural Light
- Close to Schools

DESCRIPTION

A stunning home with heart warming interior located in the popular Stockton Heath village. Celebrating three generous sized bedrooms, two open plan reception rooms and offering a perfect mixture of character and charm throughout, this property has been finished to an immaculate standard and viewings are highly recommended.

Access into this modern home is via the porch leading to the traditional hallway. From here you are able to enter the stylish lounge which has the added benefit of a cosy log burner as well as access to the dining room. To the back of the house you are presented with the open plan kitchen and breakfast area with newly fitted sky lights allowing natural light to flow through. Downstairs also has a WC and a utility area. Home to the first floor are three generous sized bedrooms, along with a contemporary bathroom. Bedroom one boasts mirrored fitted wardrobes.



GARDEN

This property boasts a very private rear garden, with high fencing surrounding the space, making this a perfect area for gathering friends and family on warm summer evenings. Celebrating artificial grass which makes this garden an easy plot to maintain. To the rear is a parking space for one car as well as on street parking to the front of the house.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge/Dining Room 8.45m x 3.52m
- Kitchen 4.07m x 3.22m
- Breakfast Area 2.56m x 2.65m
- WC/Utility Room 1.55m x 2.21m

FIRST FLOOR

- Landing
- Bedroom One 4.02m x 4.84m
- Bedroom Two 4.33m x 3.00m
- Bedroom Three 2.00m x 3.22m
- Shower Room 2.38m x 2.21m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 38Mb (Via TalkTalk)

LOCATION

Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. Located on what was once a Roman settlement, Stockton Heath has since been home to many notable residents, including film legend George Formby. It now boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep, offering anything from a casual and relaxed setting to a more cosmopolitan night out. The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.



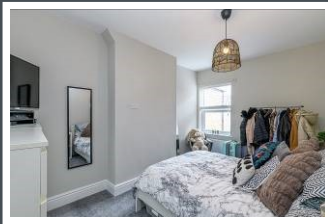
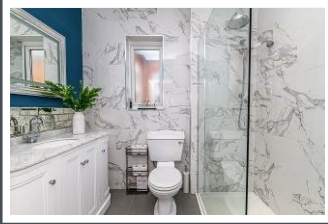
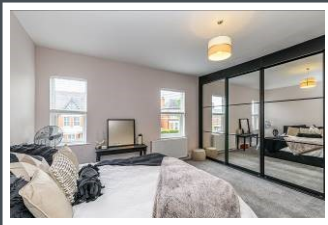
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: B
Ground Rent: £1PA
Lease Remaining: 879 Years
Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

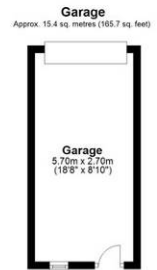
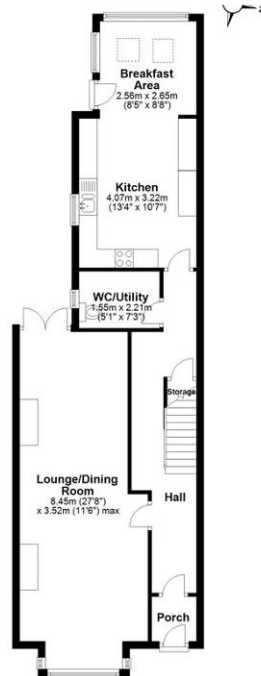
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



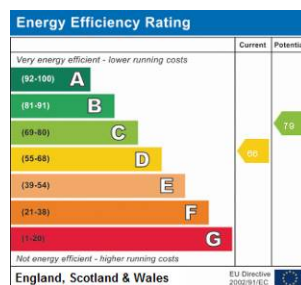


IMPORTANT NOTICE:

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.



Total area: approx. 143.0 sq. metres (1539.7 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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