



Wedgwood Drive, Warrington, Cheshire



Mark Antony
SALES & LETTINGS AGENTS

HIGHLIGHTS

- Semi-Detached
- South Facing Garden
- Three Bedrooms
- Close To Local Amenities
- Modern Build
- Near to Stockton Heath Village
- Off-Road Parking
- Quiet Location
- En-Suite
- Close To Local Schools

DESCRIPTION

A semi-detached, modern build family home positioned in a quiet culdi-sac and located close to Stockton Heath Village. Boasting three bedrooms, an en-suite, a great sized south facing garden, off-road parking and near to all local amenities, this property is perfect for first time buyers or investors alike.

Entry into this lovely home is via the separate hallway, leading to a good sized lounge with bay window, inviting in lots of natural light. There is an open kitchen/diner with French doors, allowing access into the garden. This property also benefits from a downstairs WC and under stairs storage. Upstairs, there are three bedrooms with an en-suite and built-in wardrobes to bedrooms one, along with a family bathroom.

GARDEN

This property celebrates a south facing garden with ample potential. There is a mixture of patio and lawn, offering the perfect outdoor space to enjoy with the family, during the summer months. To the front, this property overlooks a communal green and there is a driveway for 2 vehicles.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.91m x 3.81m
- Kitchen/Dining Room 3.25m x 4.81m
- WC 1.75m x 0.94m

FIRST FLOOR

- Landing
- Bedroom One 3.41m x 3.70m
- En-suite 1.75m x 1.64m
- Bedroom Two 2.68m x 2.79m
- Bedroom Three 2.68m x 1.99m
- Bathroom 1.75m x 1.75m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via TalkTalk)

LOCATION

Nestled south of Warrington town centre, the local 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 local 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.

DISTANCES

- Stockton Heath 1 min walk
- Walton Gardens 2 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 21 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: C

Ground Rent: £220pa

Service Charges: £200pa

Lease Remaining: 139 Years

Tenure: Leasehold

(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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

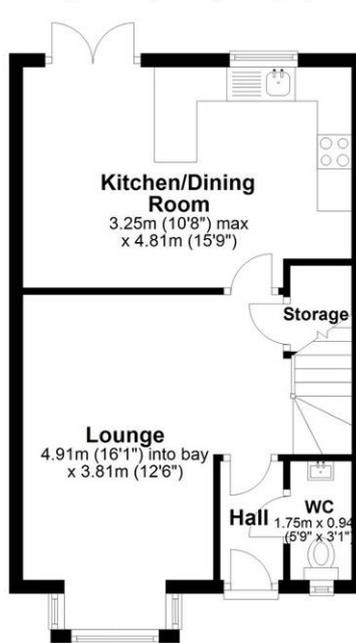




IMPORTANT NOTICE:

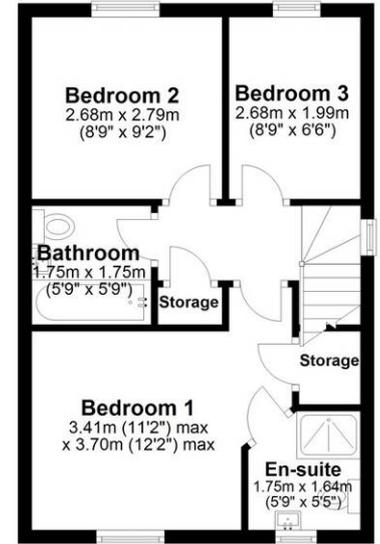
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Approx. 37.8 sq. metres (407.3 sq. feet)

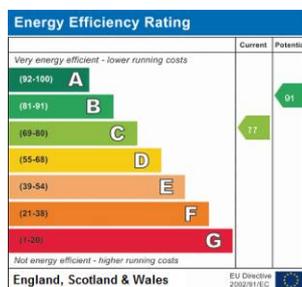


First Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



Total area: approx. 74.3 sq. metres (800.2 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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