



West Avenue, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTINGS AGENTS

HIGHLIGHTS

- Three Bedrooms
- Heart Warming Interior
- Open Plan Living
- Village Location
- Close to Schools
- Private Garden
- Separate Garage
- Extended
- Close to Local Amenities
- Family Home



DESCRIPTION

A beautifully presented family home situated in the heart of Stockton Heath Village. Comprising of three bedrooms, three receptions rooms, a gorgeous, secluded garden and boasts open plan living. Being within walking distance to the local schools and amenities, this home is perfect for the growing family.

Access into this heart warming home is via a side entrance leading straight into the hallway. From here you are able to access the lounge boasting a bay window allowing the natural light to enter, along with the family room which is perfect for cosy nights in. Following the natural flow of the house the kitchen, dining and sitting room is set to the back of the house. This extended part of the house boasts skylights and access to the garden through double doors, which is perfect for entertaining guests.

To the first floor you are presented with three spacious bedrooms and three-piece family bathroom. Bedroom one boasts a fabulous en suite bathroom and fitted wardrobes.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 3.16m x 3.49m
- Family Room 4.26m x 3.33m
- Kitchen/Dining/Sitting Room 5.00m x 7.04m
- WC 1.13m x 1.21m
- Garage 5.91m x 2.45m

FIRST FLOOR

- Landing
- Bedroom One 3.13m x 3.59m
- En-suite 2.14m x 2.37m
- Bedroom Two 3.75m x 3.35m
- Bedroom Three 3.06m x 1.77m
- Bathroom 2.15m x 1.48m

GARDEN

This low maintenance, split level garden offers something for all the family to enjoy. The patio is accessed via the double doors from the kitchen, making this the perfect space for entertaining guests. The lower level is bordered with high walls and mature shrubbery which offers ultimate privacy and a tranquil space away from busy life.

This property also benefits from having a separate garage, boasting lighting and power.

To the front of the property there is a gravelled driveway, suitable for multiple cars.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 108Mb (Via Virgin)

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.

DISTANCES

- Stockton Heath Village 2 minute walk
- Walton Gardens 1 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 16 miles via M56
- Liverpool City Centre 21 miles via M62
- Chester City Centre 20 miles via M56
- Manchester City Centre 23 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority:	Warrington Borough Council
Council Tax Band:	C
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:

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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. 126.7 sq. metres (1363.3 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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