



Leonard Street, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Chain
- Two Bedrooms
- South Facing Garden
- New Boiler in 2022
- Close to Schools
- First Time Buyers
- Two Reception Rooms
- Freehold
- Village Location
- Close to Local Amenities

DESCRIPTION

With no onward chain, we present a mid terrace property, located in the heart of Stockton Heath village. Offering two bedrooms, two reception rooms, and a kitchen with access out to the rear garden. This home is perfect for first time buyers and viewings are highly recommended.

Access into this home is via the porch, leading you through to the spacious lounge. The lounge benefits from a beautiful bay fronted window, allowing the natural light to flood the space. Following the natural flow of the house, you are presented with the dining room, leading through to the modern kitchen area. The kitchen also has the added benefit of access out to the rear garden. To the first floor there are two great size bedroom and a bathroom.

GARDEN

To the rear of the property there is a good size south facing yard which is very low maintenance and is a real sun trap in the summer months. The garden can also be accessed through the kitchen, making it a great space to entertain guests. To the front of the property is on street parking and only a short minute walk to Stockton Heath village.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.72m x 3.75m Lounge
- 3.26m x 3.75m Dining Room
- 2.40m x 3.26m Kitchen

FIRST FLOOR

- Landing
- 3.72m x 3.75m Bedroom One
- 4.73m x 2.12m Bedroom Two
- 3.77m x 1.53m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

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 2 minute walk
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Chester City Centre 20 miles via M56
- Liverpool City Centre 21 miles via M62
- Manchester City Centre 23 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

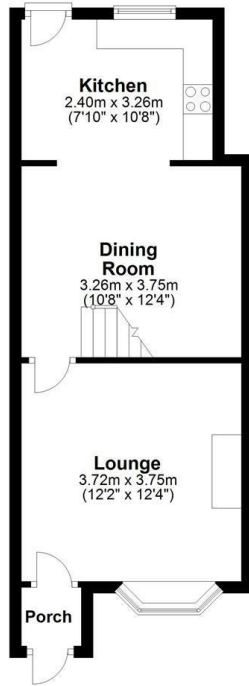
Not included in the asking price. These items may be available under separate negotiation.





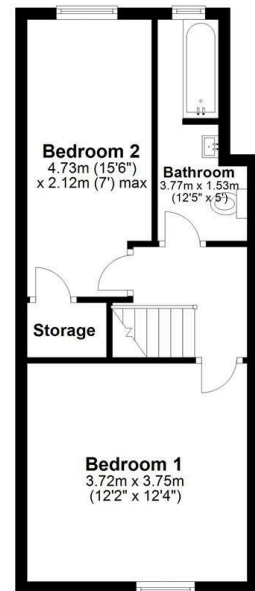
Ground Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Total area: approx. 70.7 sq. metres (760.9 sq. feet)



IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070