



# Whitefield Road, Stockton Heath Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- No Onward Chain
- Three Bedrooms
- Generous Garden
- Canal Walks Nearby
- Desirable Area
- Freehold
- Character Property
- Village Location
- Original Features
- Close To Schools

## DESCRIPTION

A unique three bedroom property, located in a highly desirable area of Stockton Heath. Offering a generous rear garden, original features throughout and offered for sale with no onward chain. This property is an ideal home for families seeking a period property within walking distance to the local village and schools.

Access is granted via the entrance hall, leading through to the kitchen and generous lounge/dining room. This family room offers ample living space and showcases a stunning feature fireplace whilst being bathed in lots of natural light. The property also provides original flooring through the rear hall and offers a side vestibule, providing entry into the garden. Completing the downstairs is the WC and understairs storage. To the first-floor, you are presented with a large double bedroom, two further bedrooms and a family bathroom.

## GARDEN

Perfectly positioned in a beautiful area of South Warrington, this property is surrounded by lovely canal walks and local village society whilst providing a welcoming rear garden. There is also access onto Red Lane via side gated entry.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Side Vestibule
- 3.15m x 5.54m Lounge/Dining Room
- 2.99m x 2.51m Kitchen
- 0.01m x 0.77m WC

### FIRST FLOOR

- Landing
- 3.32m x 3.91m Bedroom One
- 3.35m x 2.73m Bedroom Two
- 3.20m x 2.69m Bedroom Three
- 1.51m x 2.61m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)

## LOCATION - STOCKTON HEATH

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 10 minute walk
- Walton Gardens 15 minute walk
- Warrington Town Centre 2 miles
- Manchester Airport 16 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

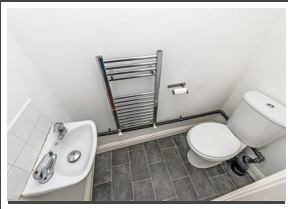
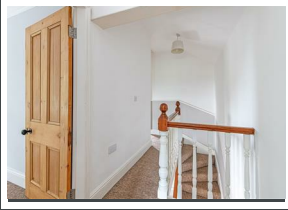
**Council Band:** C

**Tenure:** Freehold

### Contents, Fixtures and Fittings

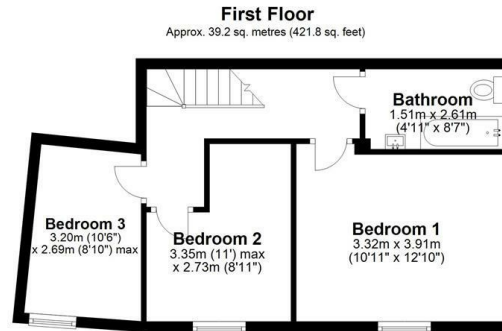
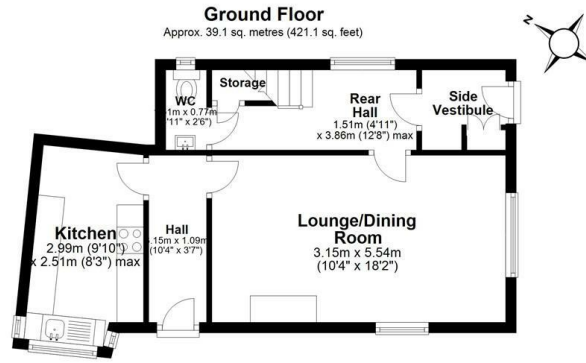
Not included in the asking price. These items may be available under separate negotiation.





## 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.



Total area: approx. 78.3 sq. metres (843.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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