



Fairfield Road, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Edwardian Family Home
- Four Double Bedrooms
- Four Reception Rooms
- South Facing Garden
- Original Features
- Abundance of Space
- Driveway Parking
- Integrated Appliances
- Village Location
- Close to Schools

DESCRIPTION

A beautiful Edwardian property, boasting an abundance of character and original features and is located close to Stockton Heath village. Celebrating four double bedrooms, four spacious reception rooms as well as a well maintained south facing garden. This truly tempting home is perfect for the growing family, and viewings are highly recommended.

Entrance into this home is via the porch with original minton floor and leaded window. Leading you leading through to the large hallway which also boasts the original minton tiled flooring. Looking out to the front of the property is the bay fronted lounge which is home to a beautiful sash window, with plantation shutters and a feature fireplace. Following the the hallway is an additional sitting room, a separate dining room with a feature fireplace, and an enclosed utility room. To the rear you will find the well presented kitchen and family room which is the perfect space to sit and relax with views of the south facing garden. The kitchen also offers integrated appliances, and a breakfast bar which is great for busy family life. To the first floor, bedroom one has the benefit of a private en suite bathroom and a beautiful bay window. There are three further double bedrooms and a family bathroom. There are also skylights within the first floor landing, providing natural daylight.

GARDEN

This property enjoys a well maintained and established south facing rear garden, with the perfect mixture of lawn and patio, making this a great outdoor space for enjoying time with family and friends. To the front of the property is a low maintenance garden and driveway parking, overlooking the Manchester Ship Canal.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.75m x 3.90m Lounge
- 4.33m x 3.47m Sitting Room
- 3.53m x 3.85m Dining Room
- 1.49m x 2.45m Utility Room
- 7.08m x 3.82m Kitchen/Breakfast/Family Room

FIRST FLOOR

- Landing
- 5.09m x 3.90m Bedroom One
- 1.95m x 1.80m En-suite
- 4.33m x 3.41m Bedroom Two
- 2.78m x 3.90m Bedroom Three
- 3.31m x 2.69m Bedroom Four
- 1.89m x 2.69m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (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 5 minute walk
- Walton Gardens 1 mile
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 26 miles via M56
- Liverpool City Centre 21 miles via M62
- Chester City Centre 21 miles via M56

(Distances quoted are approximate)



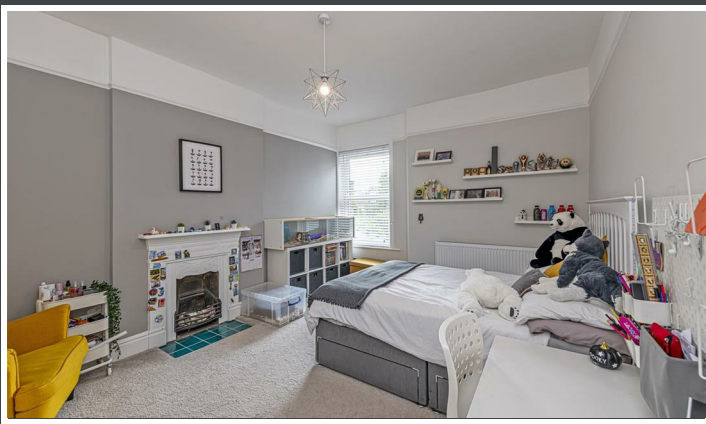
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: E
Tenure: Leasehold

Contents, Fixtures and Fittings

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



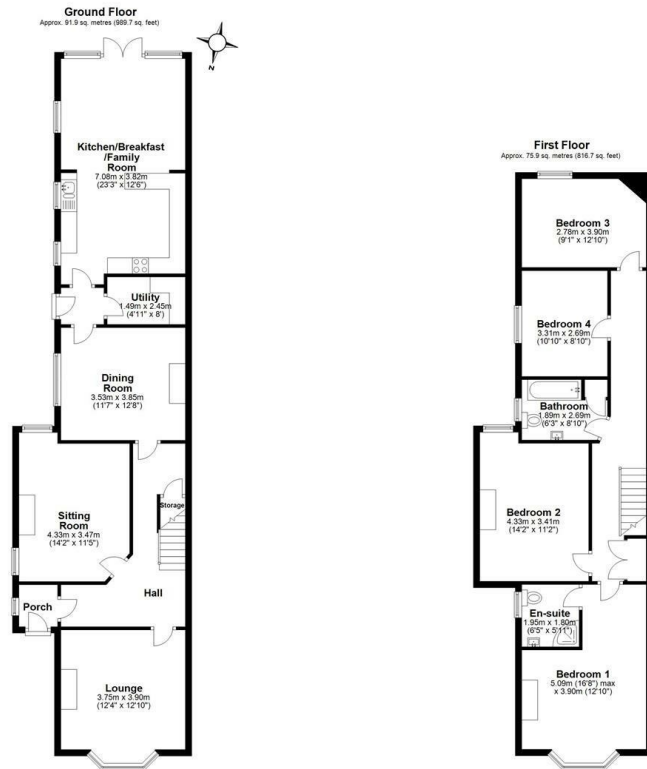




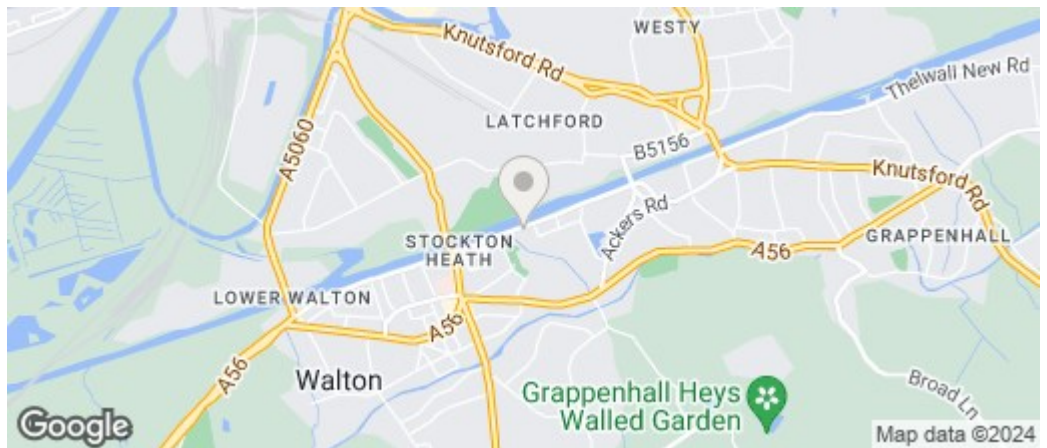


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all 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. 167.8 sq. metres (1806.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(55-68) D		
(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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