



Whitefield Road, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Character Property
- Five Bedrooms
- Bi-Fold doors
- Village Location
- Log Burner
- Original Features
- Extended
- Beautiful Garden
- Modern Kitchen
- Three Bathrooms

DESCRIPTION

A beautiful character property situated in the much sought-after location of Stockton Heath Village. Showcasing original features, five bedrooms, three receptions rooms and a stunning rear extension. This family home has been modernised throughout, offering ample living space and is perfectly positioned close to schools, fabulous walks and local amenities.

Access is granted via the traditional entrance hall which provides a clear view through the length of the home. The lounge benefits from a stunning bay window and a working coal fireplace, creating a truly inviting family space. Following the natural flow of the home, the dining room offers a feature fireplace with the WC and utility room located off the kitchen. The property celebrates a gorgeous kitchen/breakfast room with a range of integrated appliances. There is a fantastic open family room perfectly positioned with bi-fold doors opening into the garden and benefitting from lots of natural light along with a log burner. The first floor provides three double bedrooms, with an en-suite to bedroom one, a Juliette balcony to bedroom four and a family bathroom. Bedroom five is an ideal home office space. To the second floor, there is a beautifully bright double bedroom with en-suite.

GARDEN

Celebrating a truly inviting garden, this property offers a decked seating area benefitting from the sun into the early evening and a beautiful garden to the rear. With the bi-fold doors opening from the family room and mature hedging and trees for privacy, this is a fantastic outdoor space for entertaining. To the front and side, there is driveway parking for up to three vehicles.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.78m x 3.99m Lounge
- 4.01m x 3.41m Dining Room
- 6.62m x 3.76m Kitchen/Breakfast Area
- 4.45m x 6.69m Family Room
- 2.29m x 2.83m Utility Room
- 0.97m x 2.76m WC

FIRST FLOOR

- Landing
- 4.00m x 5.37m Bedroom One
- 1.17m x 3.56m En-suite
- 4.01m x 3.56m Bedroom Three
- 2.60m x 3.76m Bedroom Four
- 2.00m x 2.78m Bedroom Five
- 1.77m x 2.78m Bathroom

SECOND FLOOR

- 4.22m x 4.41m Bedroom Two
- 2.41m x 1.47m En-suite

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: E
Tenure: Leasehold

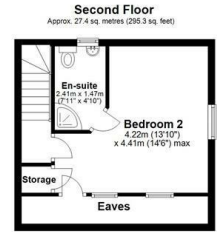
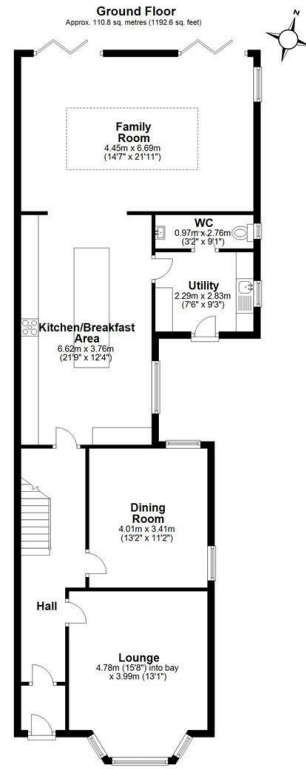
Contents, Fixtures and Fittings

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









Total area: approx. 206.9 sq. metres (2226.6 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	71
(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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