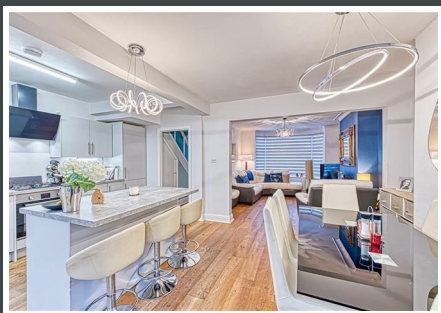




Stuart Drive, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi Detached
- Family Home
- Three Bedrooms
- Generous Lounge
- Open Plan Kitchen/Diner
- Village Location
- South Facing Garden
- Freehold
- Garage and Driveway
- Close to Local Amenities

DESCRIPTION

A beautiful semi-detached property in the highly sought after location of Stockton Heath, is offered for sale with a freehold title. This wonderful home comprises of three bedrooms, a spacious lounge, an open plan kitchen/diner, as well as a south facing garden. This home is perfect for the growing family and benefits from being within walking distance to the village.

Entry to this home is via the hallway, leading you through to the generously sized lounge. The lounge boasts a beautiful bay window, allowing lots of natural light to flood the room. Following the natural flow of the house is the modern open plan kitchen diner. The kitchen celebrates a convenient breakfast bar, integrated appliances and the perfect space for enjoying busy family life. Off the kitchen there is also a utility room. The ground floor also benefits from engineered oak flooring. To the first floor there are three bedrooms and a family bathroom. Both bedrooms one and two enjoy built in wardrobes.

GARDEN

To the rear of this property is a south facing private rear garden, and is paved and boarded with greenery. To the front of the property is a garage and a driveway suitable for multiple cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.90m x 3.66m Lounge
- 3.77m x 5.60m Kitchen/Dining Room
- 1.70m x 1.70m Utility Room
- 5.53m x 2.49m Garage

FIRST FLOOR

- Landing
- 3.90m x 3.66m Bedroom One
- 3.86m x 3.40m Bedroom Two
- 2.84m x 2.10m Bedroom Three
- 2.17m x 1.74m 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 0.5 mile walk
- Walton Gardens 2 mile walk
- Warrington Town Centre 3 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 24 miles via M56
- Liverpool City Centre 26 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

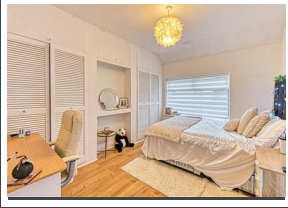
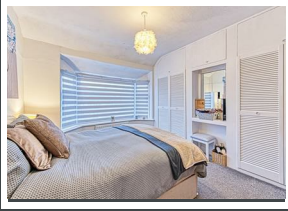
Council Band: C

Tenure: Freehold

Contents, Fixtures and Fittings

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



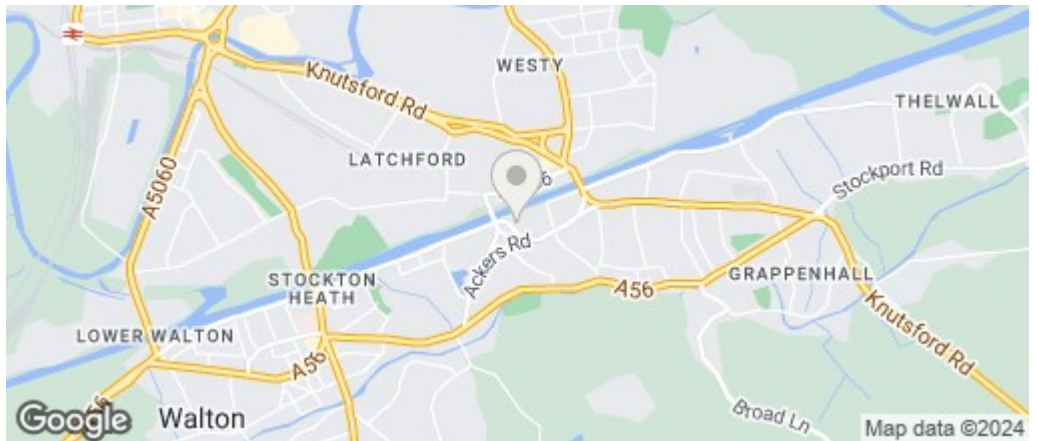


IMPORTANT NOTICE

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.



Main area: Approx. 87.6 sq. metres (942.4 sq. feet)
Plus garages: approx. 13.8 sq. metres (148.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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