



St John Avenue, Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Great Location
- Fully Renovated
- Driveway Parking
- Ample Living Space
- Modern Interior
- Garage
- Freehold
- Close to Amenities
- Sought After Location
- Conservatory

DESCRIPTION

A unique opportunity to purchase a bungalow located in a popular location of Warrington. This property has been fully modernised to a high standard with four bedrooms, two reception rooms and ample living space throughout. Being within close proximity to Stockton Heath Village and great transport links nearby, this bungalow is not to be missed.

Entrance in to the home is via the hallway leading to all area of the ground floor. The front of the property welcomes to you to a cosy lounge and bedroom four, overlooking the front garden. Following the natural flow of this home the modern kitchen is set to the back of the property along with bedroom three and a bright and airy conservatory.

Ascending to the first floor is bedrooms one and two and ample storage can be found throughout this property.

This property also has proposed planning permissions for a two storey side extension, single storey extension to the rear and loft conversion with dormer (Ref 2021/39473)

GARDEN

Leading from the conservatory this good size rear garden is mainly laid to lawn with a patio area, ideal for all members of the family to enjoy or simply having family gatherings in the warm summer months. To the front of the property there is a driveway parking available along with on road parking for visitors. This home also celebrated a large garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.96m x 3.29m Lounge
- 4.32m x 2.88m Kitchen/Dining Room
- 2.05m x 3.00m Conservatory
- 3.28m x 3.37m Bedroom Three
- 3.16m x 2.96m Bedroom Two
- 1.80m x 1.96m Bathroom

FIRST FLOOR

- Landing
- 3.62m x 3.37m Bedroom One
- 3.62m x 1.95m Bedroom Two

- 6.00m x 2.50m Garage

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (Via BT)

LOCATION - WARRINGTON

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Chester. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.

DISTANCES

- Stockton Heath 1 mile walk
- Walton Gardens 1.5 mile walk
- Warrington Town Centre 1 mile walk
- 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 Borough Council

Council Band: C

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.



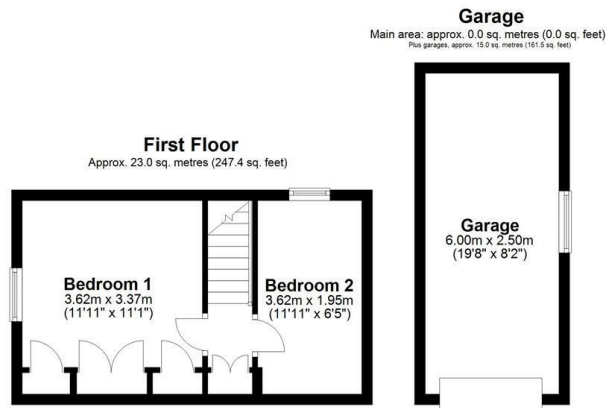


IMPORTANT NOTICE

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. 89.4 sq. metres (962.4 sq. feet)
Plus garages, approx. 15.0 sq. metres (161.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		53	
(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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