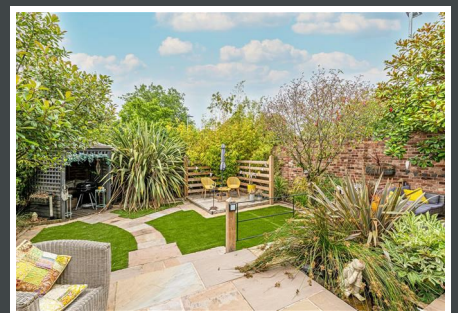




# West Avenue, Stockton Heath Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Three Bedrooms
- Open Plan Living
- Close to Schools
- Separate Garage
- Close to Local Amenities
- Heart Warming Interior
- Village Location
- Private Garden
- Extended
- Family Home

## DESCRIPTION

A beautifully presented family home situated in the heart of Stockton Heath Village. Comprising of three bedrooms, three reception rooms, a gorgeous, secluded garden and boasts open plan living. Being within walking distance to the local schools and amenities, this home is perfect for the growing family.

Access into this heart warming home is via a side entrance leading straight into the hallway. From here you are able to access the lounge boasting a bay window allowing the natural light to enter, along with the family room which is perfect for cosy nights in. Following the natural flow of the house the kitchen, dining and sitting room is set to the back of the house. This extended part of the house boasts skylights and access to the garden through double doors, which is perfect for entertaining guests. To the first floor you are presented with three spacious bedrooms and three piece family bathroom. Bedroom one boasts a fabulous en suite bathroom and fitted wardrobes.

## GARDEN

This low maintenance, split level garden offers something for all the family to enjoy. The patio is accessed via the double doors from the kitchen, making this the perfect space for entertaining guests. The lower level is bordered with high walls and mature shrubbery which offers ultimate privacy and a tranquil space away from busy life. This property also benefits from having a separate garage, boasting lighting and power. To the front of the property there is a gravelled driveway, suitable for multiple cars.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 3.16m x 3.49m
- Family Room 4.26m x 3.33m
- Kitchen/Dining/Sitting 5.00m x 7.04m
- WC 1.13m x 1.21m
- Garage 5.91m x 2.45m

### FIRST FLOOR

- Landing
- Bedroom One 3.13m x 3.59m
- En-suite 2.14m x 2.37m
- Bedroom Two 3.75m x 3.35m
- Bedroom Three 3.06m x 1.77m
- Bathroom 2.15m x 1.48m

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 108Mb (Via Virgin)



## 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 Village 2 minute walk
- Walton Gardens 1 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 16 miles via M56
- Liverpool City Centre 21 miles via M62
- Chester City Centre 20 miles via M56
- Manchester City Centre 23 miles via M56

(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.

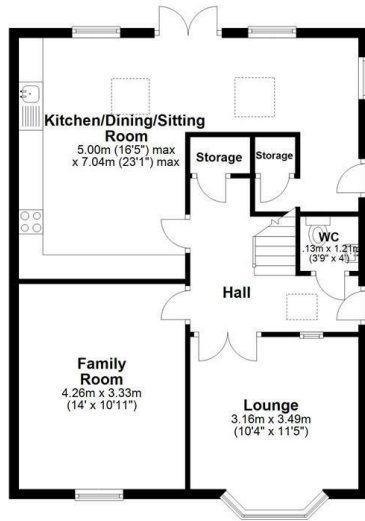




## IMPORTANT NOTICE

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.

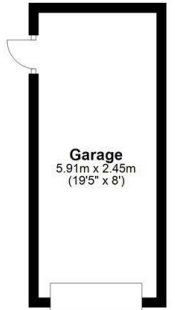
**Ground Floor**  
Approx. 65.7 sq. metres (706.7 sq. feet)



**First Floor**  
Approx. 46.5 sq. metres (500.8 sq. feet)



**Garage**  
Approx. 14.5 sq. metres (155.9 sq. feet)



Total area: approx. 126.7 sq. metres (1363.3 sq. feet)



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