



Calderfield Close, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Luxurious Home
- Family Home
- Open Plan Living
- Inviting Garden
- Exclusive Location
- Four Bedrooms
- Immaculate Interior
- Two En-Suite Bedrooms
- Integral Double Garage
- Close to Schools

DESCRIPTION

A stunning, detached home in a desirable area of Stockton Heath, this is sure to captivate your heart! This property boasts four double bedrooms, a beautifully bright open plan kitchen/family room, a well maintained private garden, as well as a double garage. Sitting on an envious plot, in an exclusive and private location, this home is perfect for a growing family or those who love entertaining guests.

Entry in to this home is via the welcoming hallway, providing a fantastic first impression before entering the home. To the front of the property, you will find the homely lounge boasting a log burner, a beautiful bay window, and patio doors out to the garden, this is a great space for relaxation and winding down of an evening. The gorgeous open plan kitchen/family room is the highlight of this home, offering a light and airy space with skylights that flood the area with natural light. The modern interior adds a touch of elegance to the property, creating a welcoming atmosphere for you to enjoy. Completing the downstairs, is an home office, a WC, and a handy utility which provides access to the double garage. This residence boasts ample space throughout, for entertaining or simply relaxing in style.

Home to the first floor is four double bedrooms, all finished to an immaculate standard. Bedroom one offers luxury and comfort, showcasing a dressing room and an En-Suite with a walk in shower. Bedroom two also offers an En-Suite, as well as fitted wardrobes. Adding to the first floor is the luxurious family bathroom, celebrating a walk in shower, and a stand alone bath.



GARDEN

This family home, sits on an envious plot and showcases a well maintained front garden. Parking is always a breeze with space for two vehicles, ensuring convenience for you and your family or visitors. To the back of the property, you are welcomed with a beautifully presented private rear garden, which is mainly laid to lawn with a patio area, great for outdoor furniture. Calderfield Close offers not just a home, but a lifestyle. Don't miss out on the opportunity to make this beautiful house your own!

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.93m x 3.62m Lounge
- 5.93m x 3.62m Kitchen
- 3.91m x 9.32m Dining/Family Room
- 2.24m x 1.83m Office
- 2.18m x 2.80m Utility Room
- 2.14m x 0.83m WC
- 5.60m x 5.04m Double Garage

FIRST FLOOR

- Landing
- 5.20m x 3.10m Bedroom One
- 2.07m x 2.70m Dressing Area
- 2.36m x 2.70m En-suite
- 3.28m x 3.00m Bedroom Two
- 1.97m x 2.65m En-suite
- 3.28m x 4.09m Bedroom Three
- 3.12m x 2.90m Bedroom Four
- 3.28m x 1.96m 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 1 mile walk
- Stretton Fox Pub 3 miles
- Manchester Airport 16.5 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 20 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: G

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

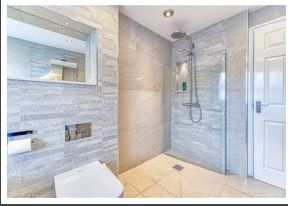
Contents, Fixtures and Fittings

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



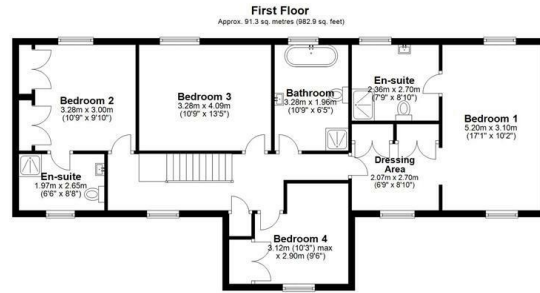
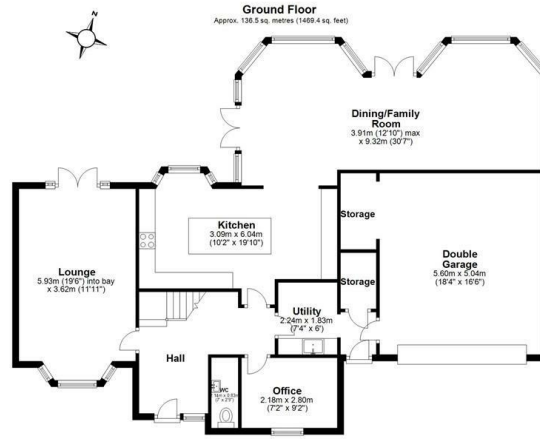






IMPORTANT NOTICE

Mark Antony Estates wishes to inform all 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. 227.8 sq. metres (2452.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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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