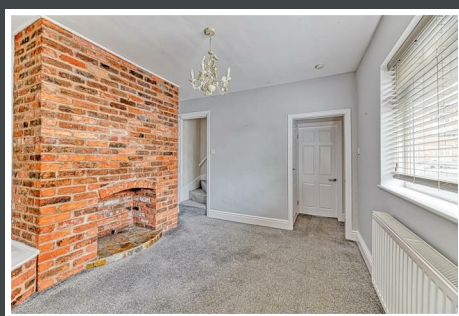




Chapel Lane, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Village Location
- Two Bedrooms
- Traditional Home
- Investor potential
- Spacious Rooms
- No Onward Chain
- End Of Terrace
- First Time Buyers
- Great Potential
- Transport Links Nearby

DESCRIPTION

A traditional end of terrace property that is perfectly positioned in the heart of Stockton Heath Village. Comprising of two spacious reception rooms, two double bedrooms, and ample storage throughout. Being within walking distance of all the local amenities and great transport links nearby, this home is ideal for first-time buyers or investors alike.

Upon entering this home you are welcomed into the spacious lounge leading through to the dining room featuring a beautiful brick fireplace. Following the natural flow of this home, the sleek and bright kitchen showcases integrated appliances including an induction hob. The upgraded shower room is set to the rear of this property along with the WC and offers modern fixtures and stylish tiling. To the first floor, you are presented with two large double bedrooms, offering ample space and comfort for all family members.

GARDEN

This traditional terrace property offers a low-maintenance rear courtyard with outdoor storage space and gated entry, providing access to the rear of the property. There is ample on-street parking to the front and also to the side of the property.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.49m x 3.55m Lounge
- 3.54m x 3.55m Dining Room
- 3.15m x 2.20m Kitchen
- 1.70m x 2.20m Shower Room
- 0.75m x 2.20m WC

FIRST FLOOR

- Landing
- 3.49m x 3.55m Bedroom One
- 3.54m x 3.55m Bedroom Two

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1030Mb (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 2 minute walk
- Walton Gardens 1 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Liverpool City Centre 21 miles via M62
- Chester City Centre 21 miles via M56
- Manchester City Centre 22 miles via M62

(Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

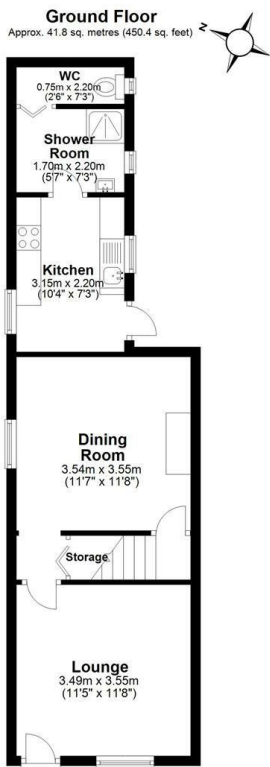
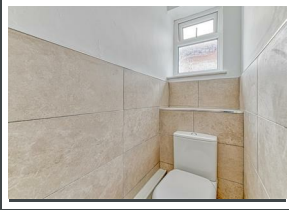
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

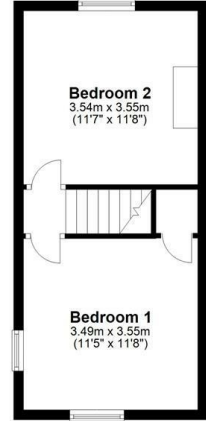
Contents, Fixtures and Fittings

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





First Floor
Approx. 29.0 sq. metres (312.3 sq. feet)



Total area: approx. 70.9 sq. metres (762.7 sq. feet)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	50	
(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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Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070