



# Farrell Road, Stockton Heath Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Fantastic Location
- Freehold Title
- Neutral Decor
- Beautiful Log Burner
- Walking Distance to Canal
- No Onward Chain
- Two Bedrooms
- Ample Living Space
- Four Piece Bathroom
- Ready to Move In To

## DESCRIPTION

Welcome to this charming end terrace house located in the sought-after location of Stockton Heath. This beautiful home celebrates a brilliant sized open-plan lounge and dining area which features a gorgeous log burning stove. Celebrating two great sized bedrooms, a low maintenance rear garden and the benefit of being a stones throw away from the Stockton Heath village, this home is perfect for first-time buyers, a small family, or those looking to downsize.

Upon entering, you are greeted by a welcoming hallway which provides access to the large open plan reception room, perfect for relaxing or entertaining guests. The kitchen is to the rear of the property and boasts views of the rear garden. The ground floor is also home to a handy utility room and a WC. The property boasts two well-appointed bedrooms, ideal for a small family or as a guest room/home office combination. The house itself is tastefully decorated in a modern style, creating a welcoming and stylish atmosphere throughout. This property offers a wonderful opportunity to own a home in this desirable area.

Don't miss out on the chance to make this home your own! Contact us today to arrange your viewing and experience the charm and convenience this property has to offer.



## EXTERNAL

One of the standout features of this property is its fantastic location in Stockton Heath. Enjoy the convenience of local amenities, shops, and eateries just a stone's throw away. For nature enthusiasts, the lovely canal walks nearby provide a tranquil escape from the hustle and bustle of everyday life. The home celebrates a low maintenance rear yard which is the perfect place to enjoy the summer rays.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 3.94m x 3.29m Lounge
- 3.46m x 3.17m Dining Room
- 4.50m x 2.40m Kitchen
- 3.98m x 2.49m Utility Room
- 0.99m x 1.79m WC

### FIRST FLOOR

- Landing
- 3.94m x 4.38m Bedroom One
- 3.49m x 2.53m Bedroom Two
- 2.60m x 2.40m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (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 5 minute walk
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Chester City Centre 20 miles via M56
- Liverpool City Centre 21 miles via M62
- Manchester City Centre 23 miles via M56

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** B

**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

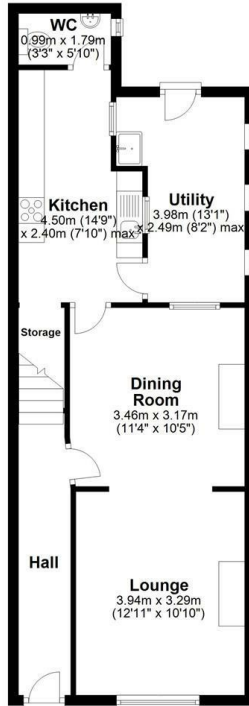
Not included in the asking price. These items may be available under separate negotiation.





### Ground Floor

Approx. 53.7 sq. metres (577.5 sq. feet)

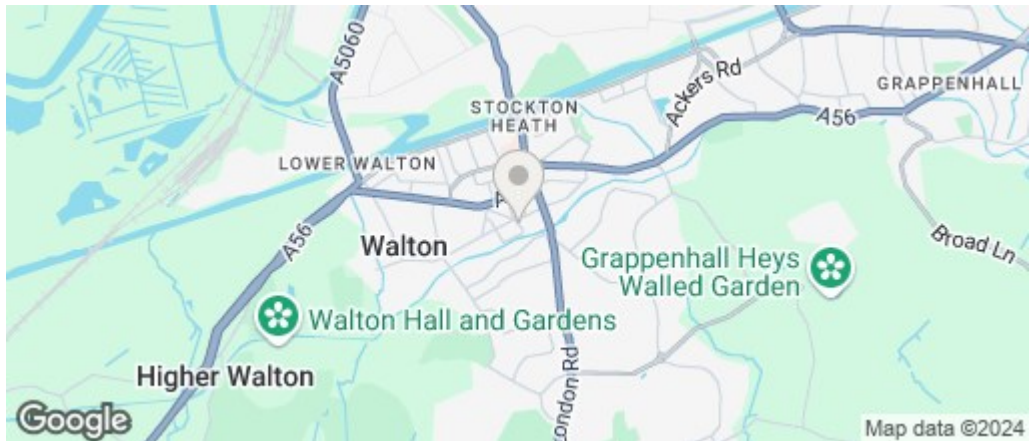


### First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 93.1 sq. metres (1002.3 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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</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



**Mark Antony**

SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com

www.MarkAntonyEstates.com

Tel: 01925 267070