



# Chester Road, Stockton Heath Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Freehold Title
- Family Home
- Beautiful Kitchen/Diner
- Close to Schools
- Extended
- Semi Detached Build
- Ready To Move Into
- Driveway Parking
- Four Bedrooms
- Fantastic Location

## DESCRIPTION

Offered for sale with a freehold title, we proudly present this immaculate family home. This charming four bedroom semi-detached property is nestled into the sought-after location of Stockton Heath which allows for an easy commute to local shops, schools and amenities making this home the perfect residence for a growing family. Featuring a wonderful curb appeal, modern interior and ample space- this home is one not to be missed!

Entry to the property is granted via the hallway providing access to all areas of this home. The ground floor features three large reception rooms offering a generous lounge and a stunning open-plan kitchen diner fitted with contemporary appliances and ample storage. The lounge is situated to the front of the property and boasts a beautiful bay window celebrating views of the front garden. The lounge is flooded with array of natural light creating a bright and airy ambience, an electric fire enhances the sense of warmth this home has to offer- creating the perfect environment for family gatherings. The ground floor benefits from a versatile room, currently used as a home gym but has the potential to be a home study or playroom. A handy utility room and WC concludes this floor. As you ascend the staircase to the first floor, you will find four well-proportioned bedrooms each offering a restful retreat with ample storage. Bedroom One is situated to the front of the property and features a bay window allowing for natural light to flood this space. The other three bedrooms are perfect for children, guests or even a home office all served by a modern family bathroom.



## GARDEN

The garden is a low-maintenance outdoor space, thoughtfully designed for both relaxation and entertaining. It features artificial grass, providing the appearance of a perfectly manicured lawn all year round without the hassle of upkeep. This green area is ideal for children to play or for enjoying a peaceful outdoor retreat. Adjacent to the lawn is a paved patio area, perfect for al fresco dining and social gatherings.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 3.90m x 3.62m Lounge
- 4.07m x 2.79m Gym/Study
- 6.19m x 5.68m Dining Kitchen/Family Room
- 2.40m x 1.77m Utility Room
- 2.40m x 0.89m Shower Room

### FIRST FLOOR

- Landing
- 3.9m x 3.62m Bedroom One
- 3.39m x 3.35m Bedroom Two
- 2.30m x 4.26m Bedroom Three
- 4.18m x 2.00m Bedroom Four
- 2.22m x 2.47m Bathroom



## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via BT)

## LOCATION - STOCKTON HEATH

Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. It 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 15 minute walk
  - Walton Gardens 2 miles
  - Warrington Town Centre 3 miles
  - Manchester Airport 14 miles via M56
  - Manchester City Centre 22 miles via M56
  - Liverpool City Centre 22 miles via M62
- (Distances quoted are approximate)



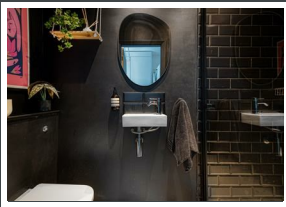
## GENERAL INFORMATION

**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.



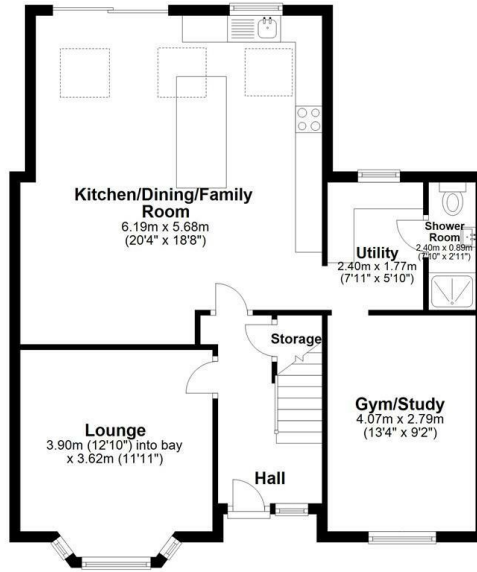


## IMPORTANT NOTICE

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.

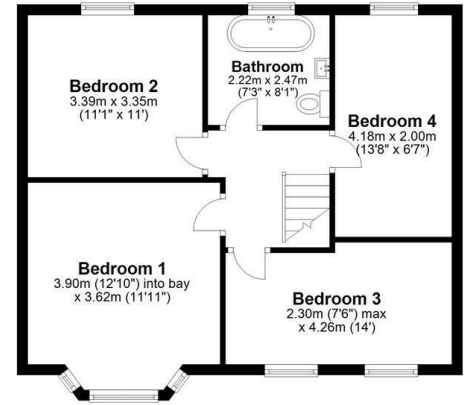
### Ground Floor

Approx. 72.9 sq. metres (784.5 sq. feet)

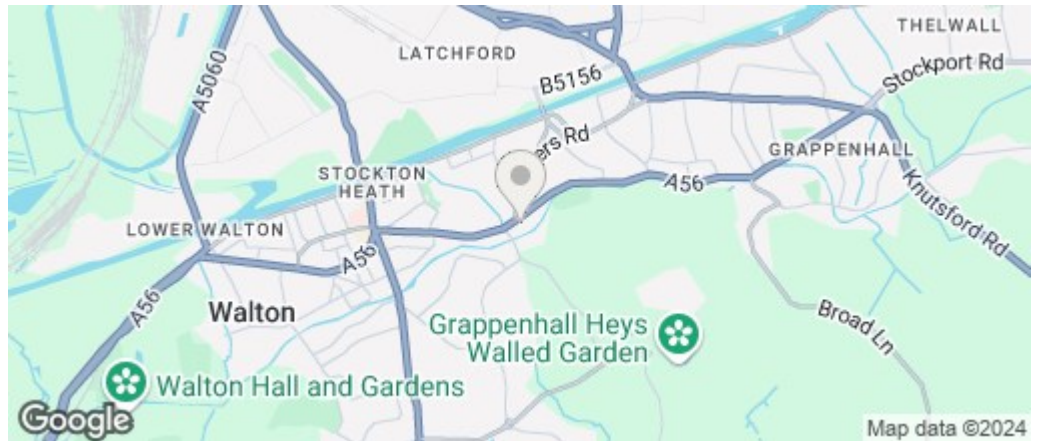


### First Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



Total area: approx. 127.4 sq. metres (1371.8 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>			
(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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