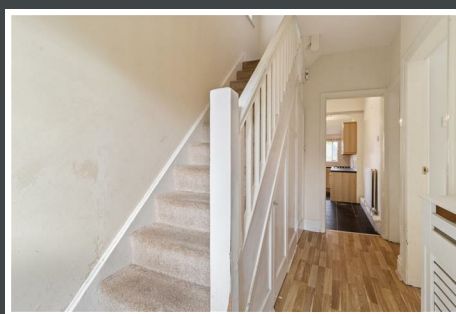




Ackers Road, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Freehold Title
- Extended
- Rear Garden
- Great Location
- No Onward Chain
- Two Reception Rooms
- Detached Garage
- Upgrade Potential
- Driveway Parking

DESCRIPTION

Offered for sale with no onward chain, a perfect property for families, first-time buyers, or investors looking for a home with great potential. Situated on an attractive plot, boasting a freehold title, generous off-road parking, three bedrooms and two reception rooms. This attractive home is located close to Stockton Heath Village, near to local schools and within walking distance to scenic canal and countryside walks. Don't miss the opportunity to make this your dream home, book your viewing today!

With extension potential, subject to permissions being granted, this property offer an abundance of options for modernisation and reconfiguration. Currently, the two spacious reception rooms offer ample living accommodation whilst showcasing traditional features and high ceilings. The kitchen has been extended to create more space for a growing family and enables a breakfast area, perfect for busy morning routines. Upstairs there are two large double bedrooms, each offering comfort and privacy for family members and guests with bedroom one providing multiple built-in wardrobes/storage solutions. Completing the first floor is a family bathroom and the third bedroom, a perfect work from home space or children's nursery.

GARDEN

Occupying a great plot, this traditional semi-detached home offers a private rear garden with ample outdoor space for relaxation, entertaining, and for children to play. There is the added benefit of a detached garage, generous driveway parking and a lovely front garden, increasing the property's curb appeal.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.35m x 3.45m Lounge
- 2.82m x 1.76m Kitchen
- 2.48m x 1.87m Breakfast Room
- 3.86m x 3.37m Dining Room
- 4.72m x 2.70m Garage

FIRST FLOOR

- Landing
- 3.39m x 3.51m Bedroom One
- 3.38m x 3.51m Bedroom Two
- 2.41m x 1.83m Bedroom Three
- 2.24m x 1.79m 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 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Liverpool City Centre 22 miles via M62
- Manchester City Centre 29 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington

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

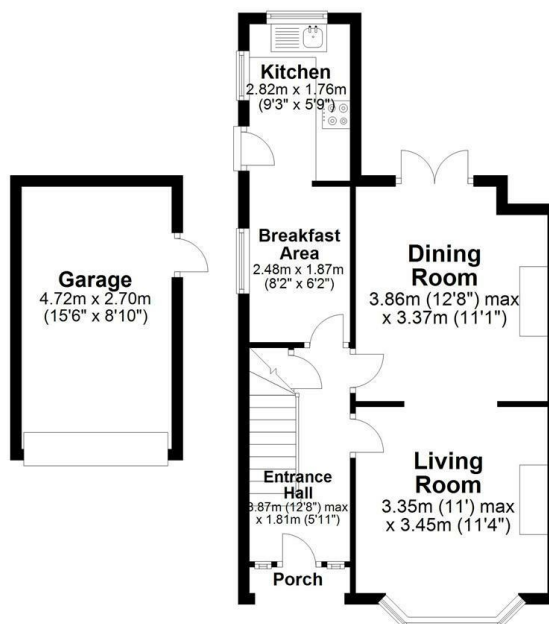
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.



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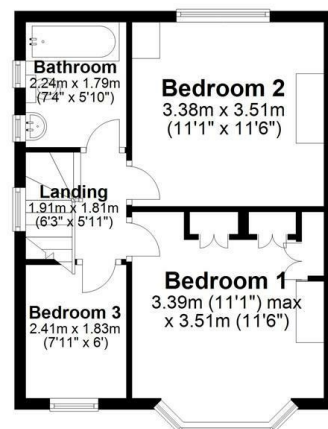
Ground Floor

Approx. 56.2 sq. metres (605.2 sq. feet)



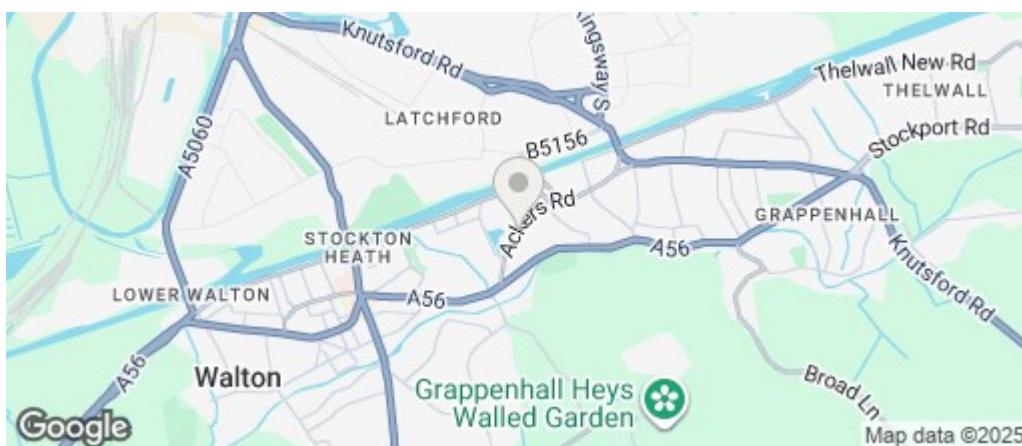
First Floor

Approx. 37.4 sq. metres (402.0 sq. feet)



Total area: approx. 93.6 sq. metres (1007.3 sq. feet)

Measurements of rooms and any other items are approximate and no responsibility is taken for any misstatement. This plan is for illustrative purposes only and should be used as such. Produced by OpenInsight.co.uk
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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