



# East Avenue, Stockton Heath Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Stockton Heath Village
- Ample Potential
- Detached Garage
- Near To Amenities
- No Onward Chain
- Three Bedrooms
- Driveway Parking
- Two Reception Rooms
- Fantastic Location
- Freehold Title

## DESCRIPTION

Offered for sale with no onward chain, a fantastic three bedroom property located in the heart of Stockton Heath Village. Showcasing driveway parking, two reception rooms and a rear garden with the added benefit of a detached garage. Perfectly positioned within walking distance to the vibrant village centre, offering access to an array of local shops, cafes, amenities and parks.

The spacious living room is perfect for entertaining or relaxing with family, featuring large windows that allow natural light to flood the room. Adjacent is the second reception room overlooking the garden, ideal as a dining room and perfectly positioned to allow access into the kitchen. Upstairs offers two generous double bedrooms, a third bedroom ideal as a home office or nursery and a family bathroom. With great bones and ample space, this property is perfect for buyers looking to put their own stamp on a home, offering potential for reconfiguration, updating and modernisation, or even extending (subject to planning permission).

## GARDEN

Providing a good-sized garden at the rear, this outdoor space offers potential for landscaping, gardening, or creating a peaceful retreat for all the family to enjoy. The detached garage is a great size and option for outdoor storage or conversions, subject to permissions. A highlight of this home is the driveway parking available to the front.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 3.53m x 3.79m Lounge
- 3.58m x 3.79m Dining Room
- 2.62m x 2.13m Kitchen
- 5.34m x 2.61m Garage

### FIRST FLOOR

- Landing
- 3.80m x 3.81m Bedroom One
- 3.40m x 3.79m Bedroom Two
- 2.52m x 2.25m Bedroom Three
- 1.69m x 2.17m 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 1 minute walk
- Walton Gardens 2 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 29 miles via M56
- Liverpool City Centre 22 miles via M62

(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.

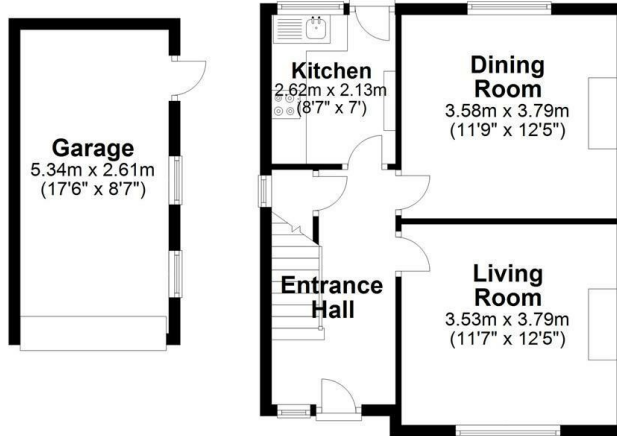




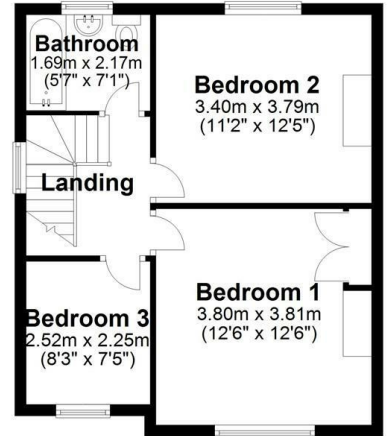
## IMPORTANT NOTICE

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.

**Ground Floor**  
Approx. 56.8 sq. metres (611.0 sq. feet)



**First Floor**  
Approx. 43.5 sq. metres (468.4 sq. feet)



Total area: approx. 100.3 sq. metres (1079.5 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) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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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