



# Summerville Gardens, Stockton Heath Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Four Bedrooms
- Classic Charm
- Great Sized Bedrooms
- Stunning Home
- High-Quality Finishes
- Stockton Heath
- Modern Kitchen
- Beautiful Garden
- Elegant Bathrooms
- Family Home

## DESCRIPTION

Nestled just a short stroll from the charming village of Stockton Heath, this exquisite four-bedroom family home beautifully blends classic charm with contemporary finishes, offering a delightful living experience.

Upon entering the home through the hallway, you'll find the downstairs area features three generously sized reception rooms, a utility room, a WC, and the heart of the home—the modern kitchen/breakfast room. Complete with fitted appliances, the kitchen is perfect for busy family life. The first floor boasts four spacious bedrooms, ensuring ample space for the whole family. There are also two tastefully designed bathrooms, and the luxurious En-suite celebrates a stunning marble finish.

## GARDEN

The home boasts a beautiful, private garden surrounded by mature shrubbery, perfect for tranquil outdoor living. To the rear of the garden there is beautiful summer house which the current owners also utilise for a home office. This is equipped with electricity, lighting and internet, and could also be used as a private retreat to relax and unwind. Driveway parking ensures convenience, while the front garden adds to the home's stunning kerb appeal, making it both functional and visually charming.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 6.32m x 3.63m Lounge
- 3.49m x 3.95m Family Room
- 4.18m x 3.58m Dining Room
- 2.66m x 4.95m Kitchen/Breakfast Room
- 2.47m x 3.58m Utility Room
- 1.30m x 1.44m WC

### FIRST FLOOR

- Landing
- 4.17m x 3.58m Bedroom One
- 1.50m x 3.50m En-suite
- 4.00m x 3.63m Bedroom Two
- 3.01m x 3.95m Bedroom Three
- 1.70m x 3.27m Bedroom Four
- 1.67m x 3.66m Bathroom

## SERVICES

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



## LOCATION

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 mile walk
  - Walton Gardens 2 mile walk
  - Warrington Town Centre 3 miles
  - Manchester Airport 14 miles via M56
  - Manchester City Centre 24 miles via M56
  - Liverpool City Centre 28 miles via M62
- (Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council  
**Council Band:** E  
**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.



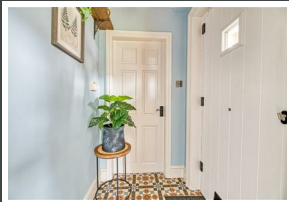






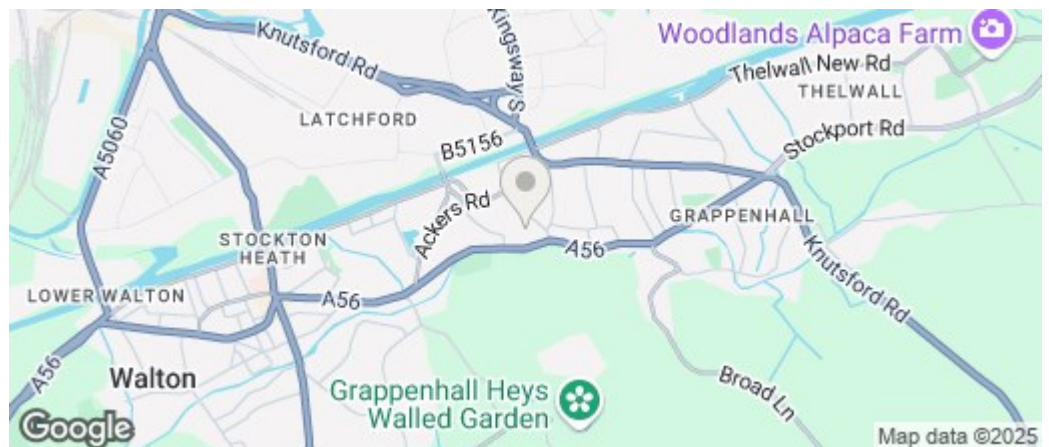
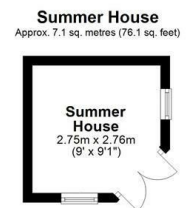
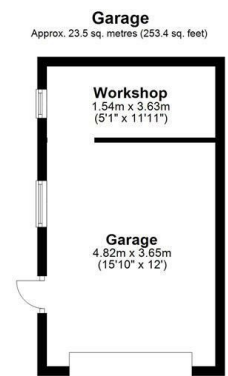
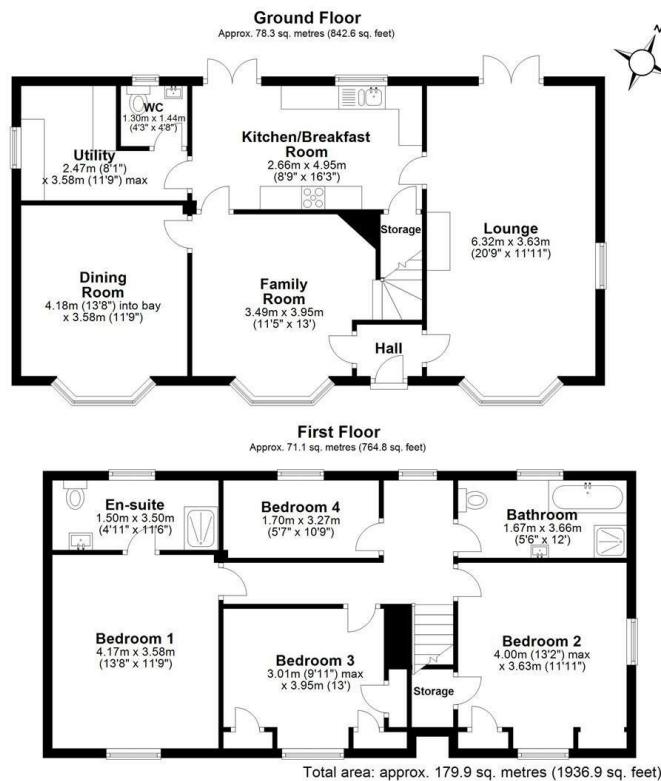






## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers 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+)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

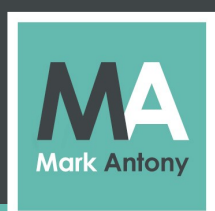
## VIEWING ARRANGEMENTS

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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