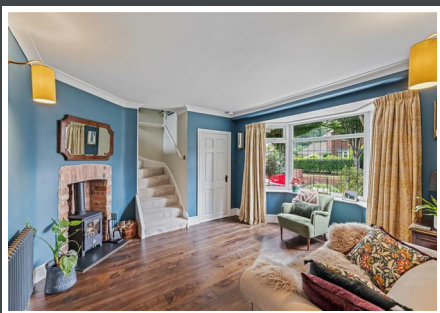




Summerville Gardens, Stockton Heath

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

Tucked away just a leisurely stroll from the enchanting village of Stockton Heath, this magnificent four-bedroom family residence is a masterclass in timeless elegance and modern refinement. From its graceful façade to its thoughtfully curated interiors, every detail has been designed to elevate everyday living.

Step through the welcoming entrance hall and be greeted by a spacious and versatile ground floor, where three beautifully proportioned reception rooms offer the perfect canvas for entertaining, relaxing, or working from home. A dedicated utility room and a stylish WC add convenience, while the true showstopper—the contemporary kitchen and breakfast room—serves as the beating heart of the home. Outfitted with sleek integrated appliances and finished to an impeccable standard, it's a space that effortlessly blends function with flair.

Ascend to the first floor, where four generously sized bedrooms provide a sanctuary for every member of the family. Two elegantly appointed bathrooms offer comfort and style, while the principal suite boasts a sumptuous En-suite adorned with exquisite marble finishes—a private haven of indulgence and tranquility.

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.

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.

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.

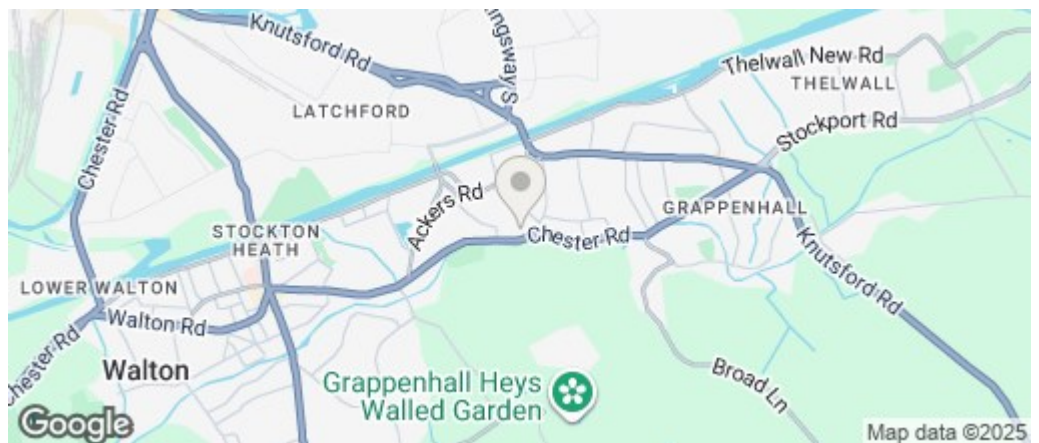
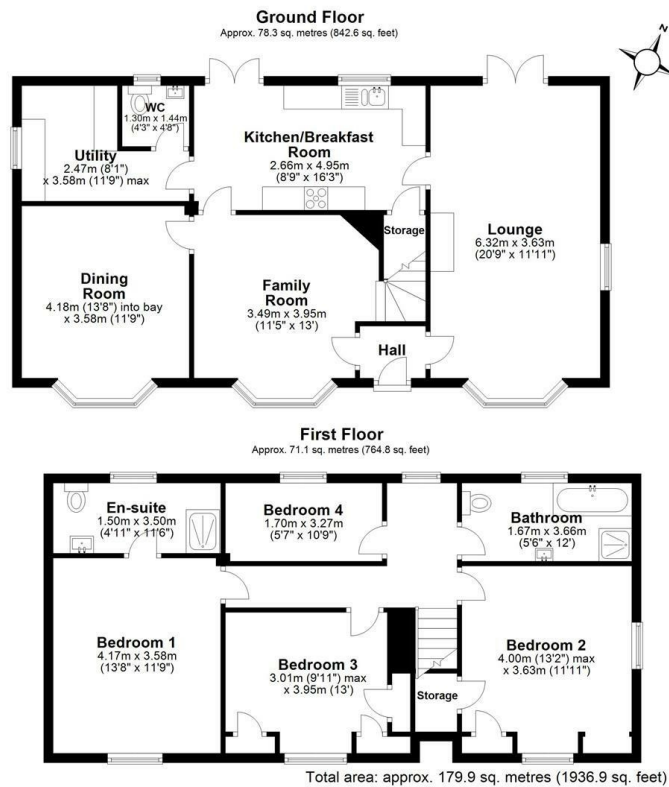
Items may be available under separate negotiation.





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.



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