



# Hollow Drive, Stockton Heath Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Family Home
- Semi-Detached
- Open Plan
- Driveway Parking
- Close to Amenities
- Three Bedrooms
- Gorgeous Living Space
- South Facing Garden
- Garage
- Village Location

## INTERIOR

Positioned in a quiet cul-de-sac, you are welcomed into this beautiful home with the bright and vibrant hallway. You are then welcomed with two spacious reception rooms that provide ample space for relaxation and entertaining. The true heart of the home is the stunning extended open-plan kitchen, dining, and family room. This inviting space is bathed in natural light, thanks to the bifold doors, that lead out to the wonderful south-facing garden, making it an ideal setting for gatherings with family and friends during the warmer months. Completing the downstairs is a handy utility and WC.

The property boasts three good sized bedrooms, each offering a peaceful retreat for rest and relaxation. The modern family bathroom is well-appointed, catering to the needs of a contemporary family.

## GARDEN

The outside of this property is home to a gorgeous south facing garden and is a delightful feature to this property. With steps leading up to an upper level, this garden is mainly laid to lawn and provides a serene outdoor space to enjoy. This home not only offers convenience with parking to the front for multiple vehicles but also places you in a vibrant community, close to local amenities and transport links.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (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:** C

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### **Contents, Fixtures and Fittings**

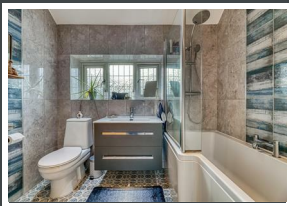
Not included in the asking price.

Items may be available under separate negotiation.



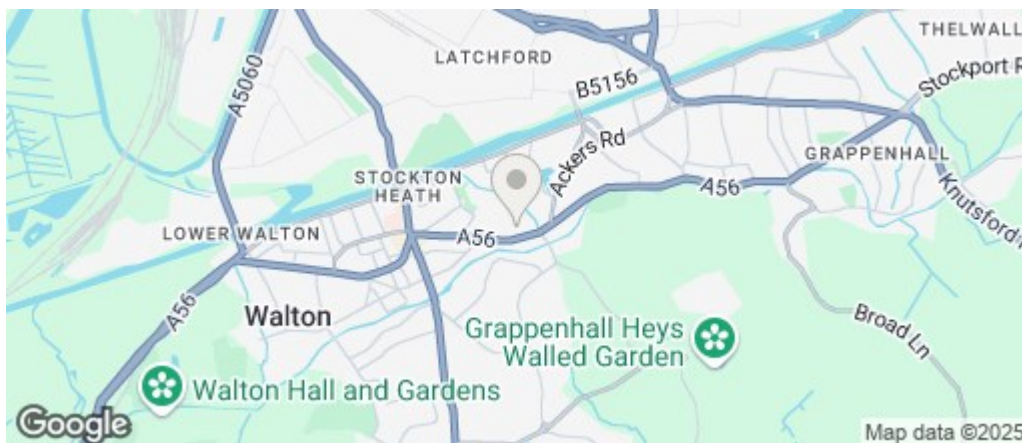
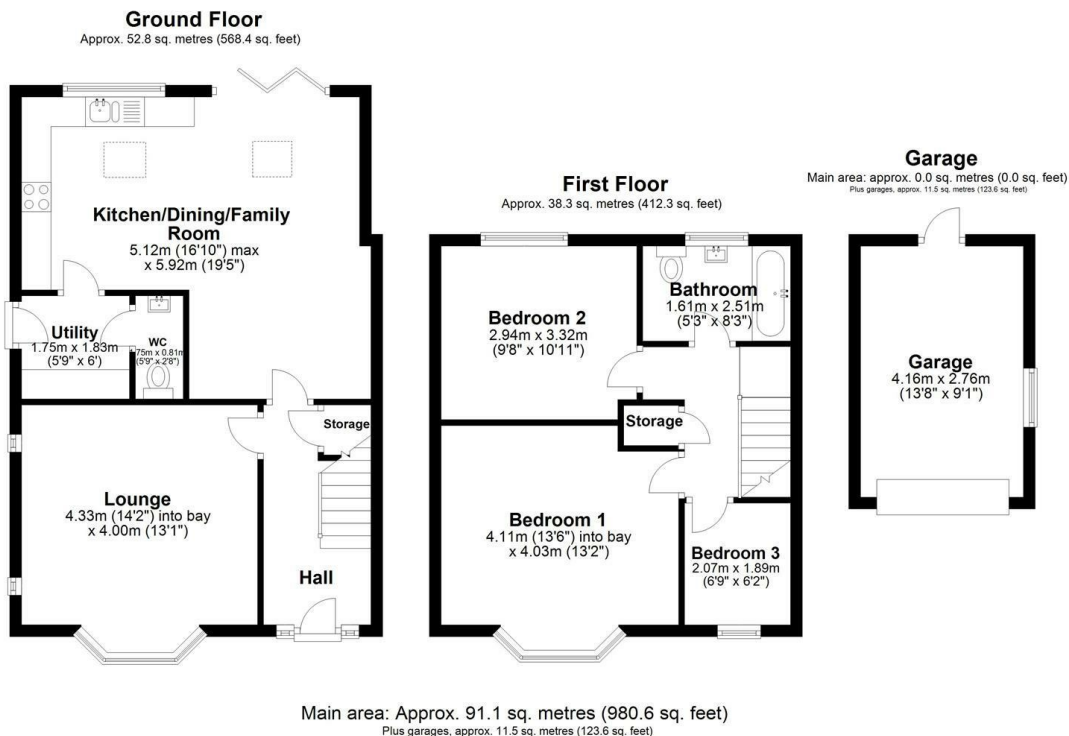






## IMPORTANT NOTICE

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 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	66
(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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