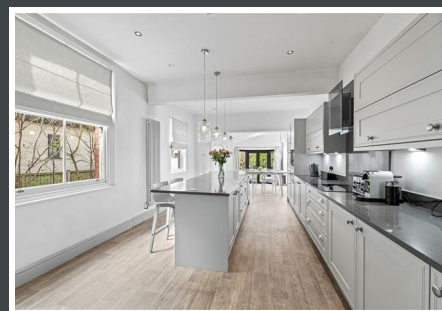
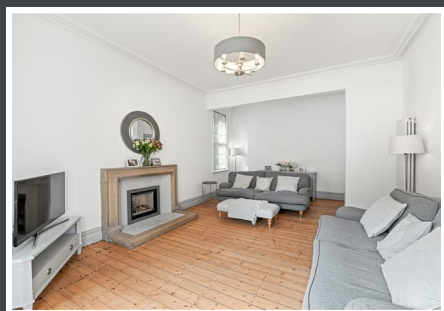




# Whitefield Road, Stockton Heath Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Four Double Bedrooms
- Freehold Title
- Original Features
- Character Property
- Detached Garage
- Beautiful Garden
- Extended
- Village Location
- Driveway Parking
- Stunning Family Home

## DESCRIPTION

Upon entering, you are welcomed by original tiles and a stunning glass feature door that leads to the grand hallway flowing into the generous lounge featuring large sash windows that flood the space with natural light, a Legend gas fire and classic architectural details creating a warm, inviting ambiance. A stylish and open-plan kitchen serves as the heart of the home, featuring a standout centre island, high-quality appliances and ample storage making it perfect for hosting family gatherings or dinner parties. Completing the downstairs is the convenient utility room and WC.

The four double bedrooms offer ample space for all family members and guests with the master bedroom benefitting from a luxurious Smithfield En-suite bathroom and built-in wardrobes. The remaining bedrooms are equally impressive, ideal for family, guests, or a home office. The high-specification family bathroom has been thoughtfully designed by Smithfield boasting stylish and contemporary fittings with the standalone bath ensuring a spa-like experience. This stunning family home also offers ample storage throughout, ideal for a growing family.

## GARDEN

Outside, the beautifully landscaped garden is a true haven, surrounded by mature trees and lush greenery. A paved patio area provides the perfect setting for al fresco dining and summer entertaining, while the well-maintained lawn offers plenty of space for children to play. An added benefit is the detached garage and outdoor storage, ideal as a home gym or the potential for conversion. To the front, there is an EV Charging point, ample driveway parking for four vehicles with the double gates allowing entry to the additional parking and garage, for added security.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Porch
- Entrance Hall
- 6.47m x 3.99m Lounge
- 5.36m x 3.64m Dining/Family Room
- 5.93m x 3.64m Kitchen
- 2.44m x 3.41m Utility Room
- 1.26m x 0.90m WC
- 6.13m x 3.09m Garage

### FIRST FLOOR

- Landing
- 3.29m x 4.83m Bedroom One
- 1.47m x 2.32m En-suite
- 4.82m x 3.52m Bedroom Two
- 2.57m x 3.64m Bedroom Four
- 3.69m x 2.77m Bathroom

### SECOND FLOOR

- Storage
- 5.38m x 4.02m Bedroom Three

## SERVICES

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

## 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 10 minute walk
- Walton Gardens 15 minute walk
- Warrington Town Centre 2 miles
- Manchester Airport 16 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 21 miles via M62

(Distances quoted are approximate)



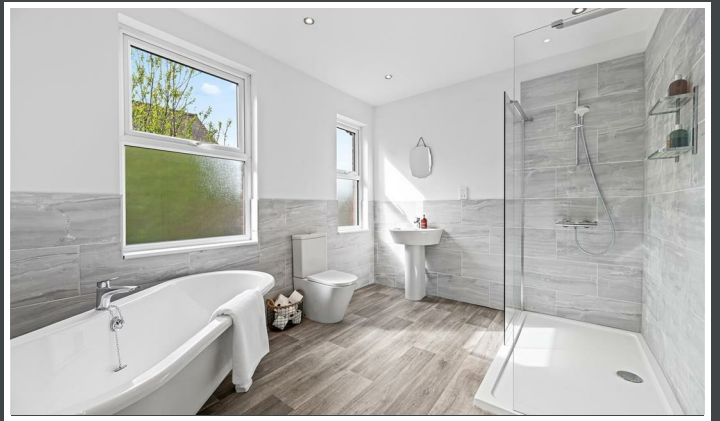
## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council  
**Council Band:** E  
**Tenure:** Freehold  
(Property tenure to be confirmed by solicitors)

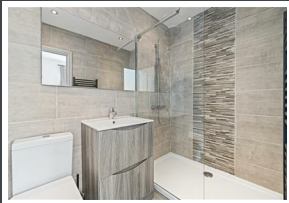
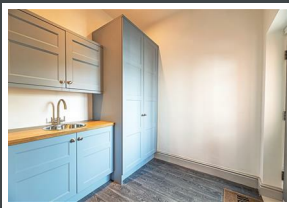
### Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



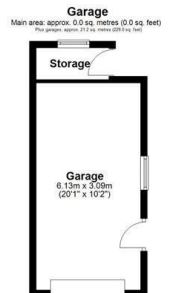
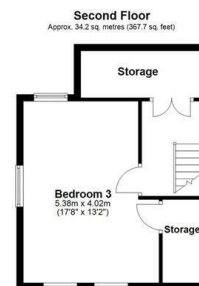
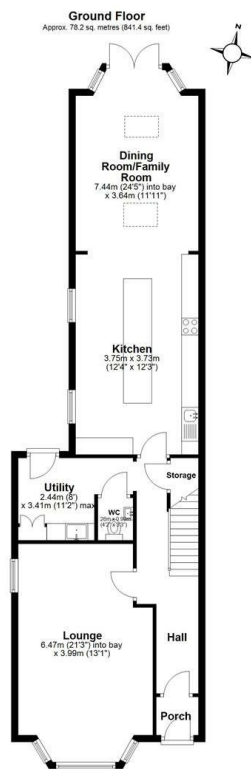






## IMPORTANT NOTICE

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.



Main area: Approx. 184.1 sq. metres (1981.3 sq. feet)  
Plus garages: approx. 21.2 sq. metres (228.0 sq. feet)



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>		
(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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