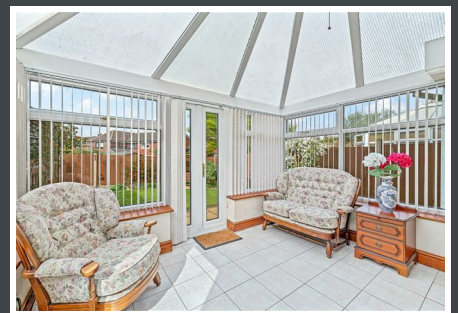




Hollow Drive, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Driveway Parking
- Amazing Opportunity
- Close To Schools
- Rear Extension
- Sought-After Location
- Garage Storage
- Close To Amenities
- No Onward Chain
- Family Home

INTERIOR

Nestled within walking distance of the Stockton Heath village, this charming three-bedroom semi-detached home offers incredible potential for transformation to make this wonderful house your dream home! Set on a generous plot, the property boasts three spacious reception rooms, a bright kitchen, and three well-proportioned bedrooms, ideal for family living. Entry to the property is granted via the hallway, providing access to all areas of this home. To the left of the hallway, you will find the lounge, a spacious room for family relaxation that is enhanced by array of natural light flowing seamlessly through the beautiful bay window. The family kitchen is located to the rear of the property with ample appliance space, featuring a large window offering lovely views of the private, landscaped rear garden. A separate dining area and a light-filled conservatory complete the ground floor, offering versatile spaces for relaxing and entertaining. As you ascend the staircase, you will find three bedrooms each offering a restful retreat for family or guests. A three piece family bathroom concludes the first floor providing all of the necessities for your daily routine.

GARDENS

To the rear of the property you will find a delightful garden offering a contrast of space and greenery, featuring a paved patio ideal for outdoor dining, a neat lawn perfect for family enjoyment, and well-established plants and borders that add charm and a touch of nature.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (Via Sky)



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

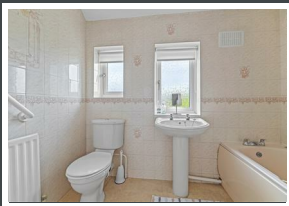
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

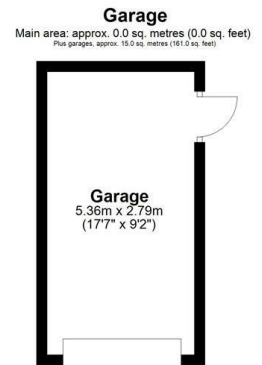
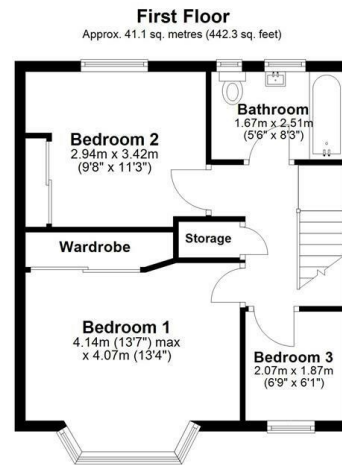
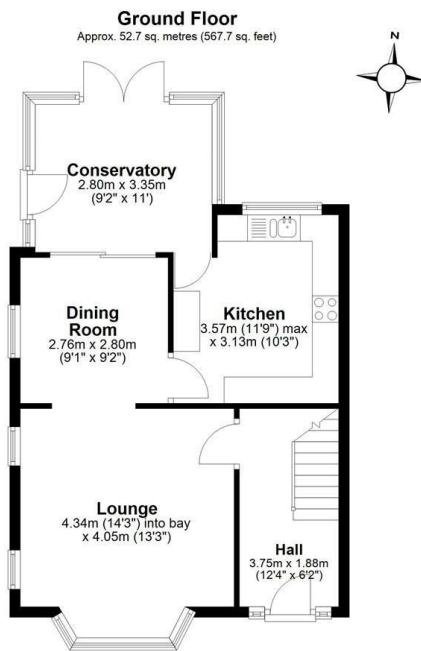
Items may be available under separate negotiation.



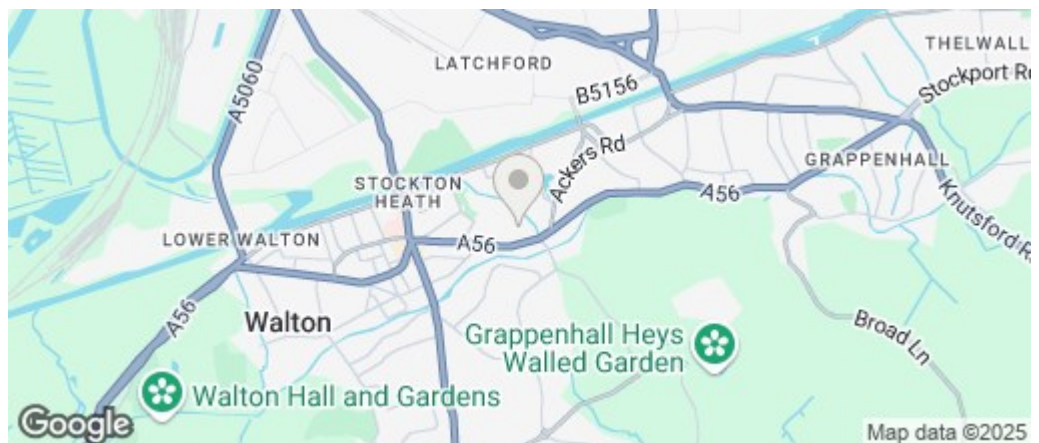


IMPORTANT NOTICE

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.



Main area: Approx. 93.8 sq. metres (1009.9 sq. feet)
Plus garages: approx. 15.0 sq. metres (161.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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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