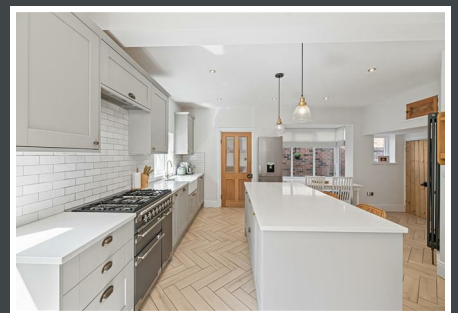




# Stanley Avenue, Stockton Heath Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Semi Detached Home
- Perfect for Families
- Four Bedrooms
- Immaculate Standard
- Open Plan Living
- Beautiful Garden
- Driveway Parking
- Recently Renovated
- Village Location
- Sought-After

## INTERIOR

Upon entering the property, you are welcomed by a charming hallway featuring mosaic tiling, setting the tone for the character and style found throughout the home. The spacious lounge boasts a beautiful bay window that floods the room with natural light, complemented by a cosy log burner, perfect for those chilly evenings. The heart of the home is undoubtedly the immaculate kitchen, which boasts sleek worktops and a central island, making it a delightful space for both everyday living and entertaining. The open-plan kitchen/dining/family room is thoughtfully designed for relaxation and socialising, with bi-fold doors that seamlessly connect the indoor space to the tranquil garden outside.

This property offers four well-proportioned bedrooms, with the master bedroom showcasing another lovely bay window, while the second bedroom benefits from built-in wardrobes, providing ample storage. The modern family bathroom is tastefully designed, ensuring convenience for all.

## GARDEN

The rear garden is a true oasis, featuring a raised patio area that is perfect for outdoor furniture, making it an ideal spot for entertaining or simply enjoying the fresh air. To the front of the property, there is driveway parking, adding to the convenience of this lovely home.

## 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:** D

**Tenure:** Leasehold

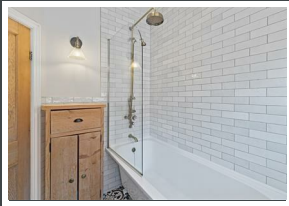
(Property tenure to be confirmed by solicitors)

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

Not included in the asking price.

Items may be available under separate negotiation.

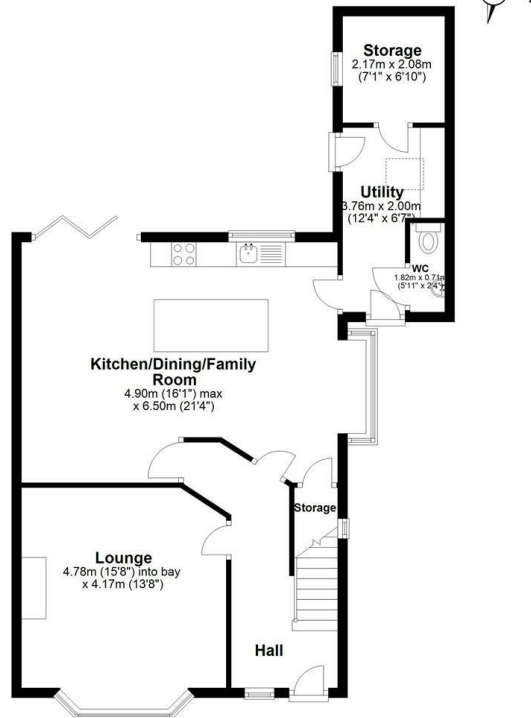




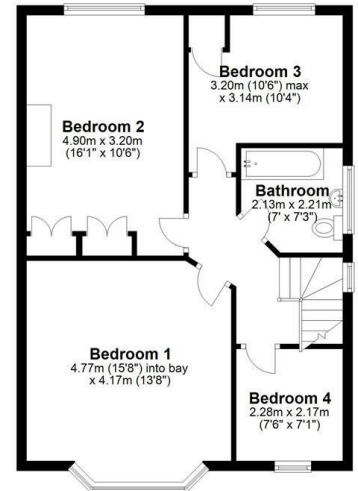
## IMPORTANT NOTICE

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.

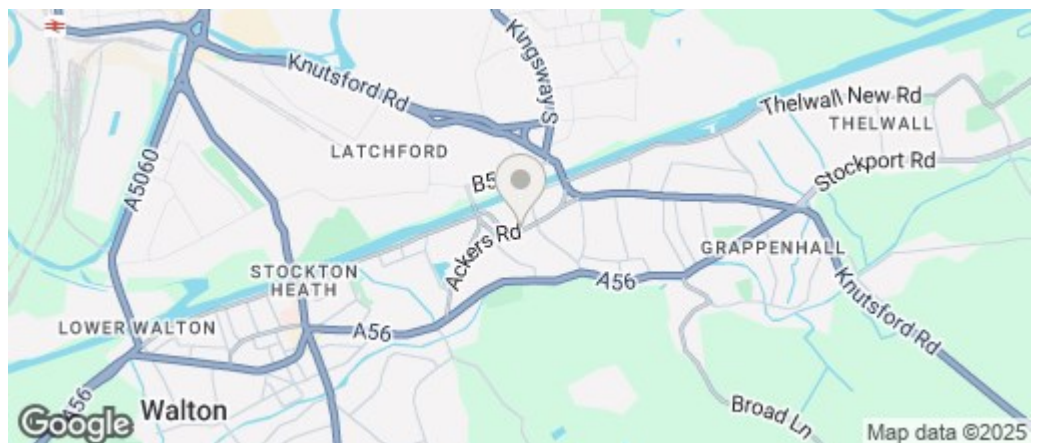
**Ground Floor**  
Approx. 72.1 sq. metres (775.9 sq. feet)



**First Floor**  
Approx. 58.9 sq. metres (633.6 sq. feet)



Total area: approx. 131.0 sq. metres (1409.5 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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