



Ackers Road, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Double Bedrooms
- Attractive Garden
- Beautifully Upgraded
- High Specification
- Conservatory
- Thoughtfully Extended
- Character Features
- Driveway Parking
- Garden Room
- Home Office

DESCRIPTION

This thoughtfully redesigned period home retains all its original character while offering modern luxuries and high specification finishes throughout. Upon entering, you are welcomed by a traditional porch, beautiful stained-glass doors and original Victorian tiles that add charm and character to the home. Following extensive investment, this stunning property provides two elegant and separate reception rooms with working open fires for both formal and informal family living whilst showcasing an impressive open kitchen/family room. This delightful and beautifully bright space overlooks the garden, accessible via bi-folding doors. In addition, there is a versatile conservatory showcasing stunning stained-glass doors and offering both air con and heating for use all year round. Completing the ground floor is the convenient utility room, home office, shower room and WC.

The first-floor features four generously sized double bedrooms, all offering a tranquil retreat with large windows that allow plenty of natural light. The master bedroom is particularly impressive, offering ample space and an En-suite bathroom. The property boasts a stunning bathroom, beautifully appointed with updated fittings while maintaining a nod to the home's original character.

GARDEN

Set in a peaceful yet accessible location, this property benefits from a fully enclosed private garden showcasing an ideal mixture of patio and lawn whilst proving ample privacy from mature trees and hedging. A truly ideal space for outdoor living, relaxing, or entertaining. The garden room is a true showstopper, perfectly designed and fully serviced with a built-in bar and a pool table, ideal for entertaining and relaxing, all year round.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Porch
- Entrance Hall
- 4.52m x 3.95m Lounge
- 3.91m x 3.97m Dining Room
- 7.56m x 6.46m Kitchen/Dining/Family Room
- 3.98m x 4.75m Conservatory
- 3.00m x 2.35m Rear Hall
- 2.47m x 2.89m Home Office
- 2.58m x 2.89m Utility Room
- 2.54m x 1.53m Shower Room
- 1.58m x 2.18m WC
- 4.27m x 5.19m Garden Room/Bar
- 3.14m x 3.95m Storage

FIRST FLOOR

- Landing
- 3.60m x 4.34 Bedroom One
- 1.47m x 2.18m En-suite
- 3.91m x 3.95m Bedroom Two
- 3.91m x 3.97m Bedroom Three
- 3.61m x 2.58m Bedroom Four
- 1.63m x 3.42m Bathroom

SERVICES

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

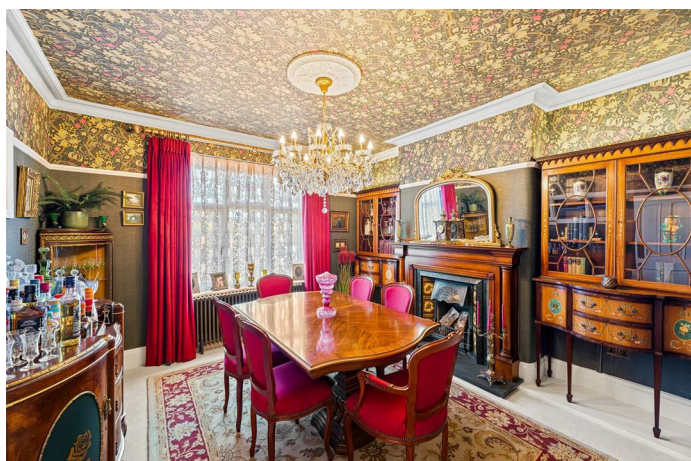
LOCATION - STOCKTON HEATH

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 15 minute walk
- Walton Gardens 2 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Liverpool City Centre 22 miles via M62
- Manchester City Centre 29 miles via M56

(Distances quoted are approximate)



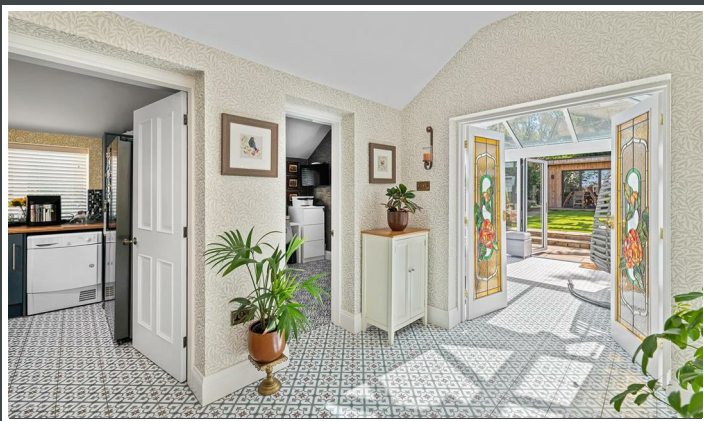
GENERAL INFORMATION

Local Authority: Warrington
Council Band: E
Tenure: Leasehold
(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.



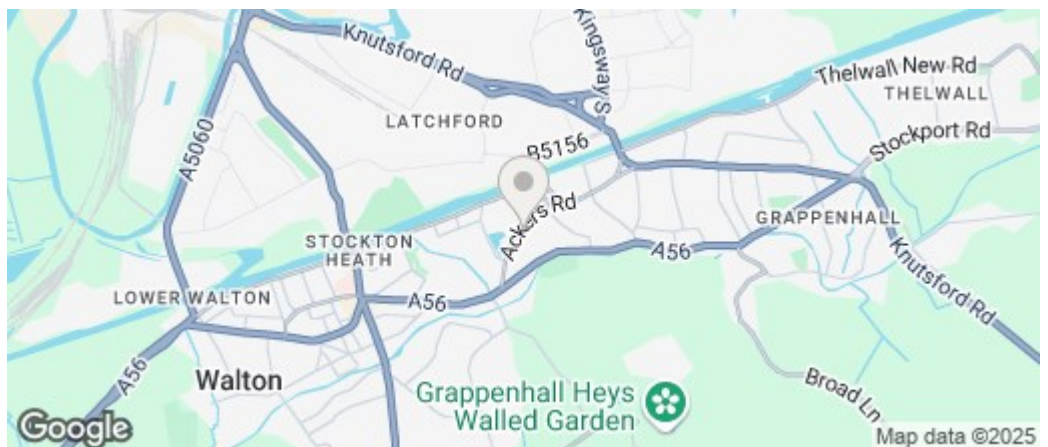
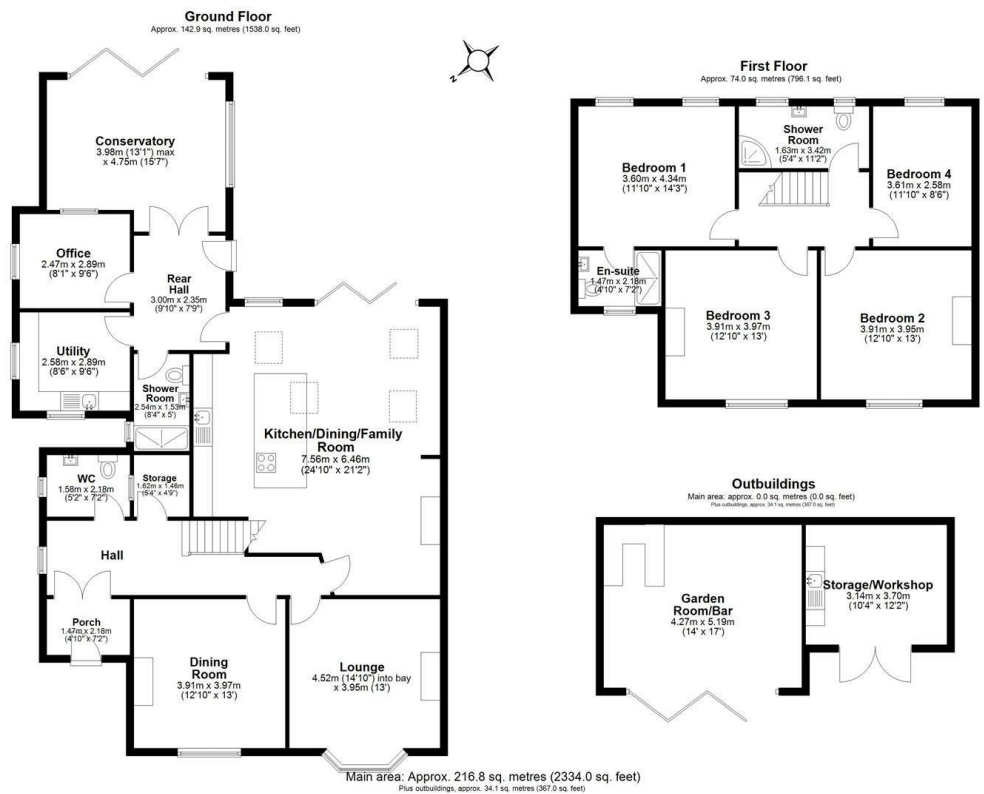






IMPORTANT NOTICE

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	63	75
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)	63	75
(1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

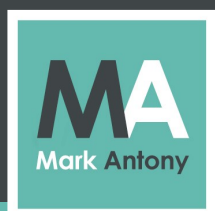
VIEWING ARRANGEMENTS

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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