



Stanley Avenue, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Four Bedrooms
- Stockton Heath
- Converted Loft Space
- Driveway Parking
- Fantastic Location
- Period Property
- Character Features
- Beautifully Presented
- South Facing Garden
- Original Features

DESCRIPTION

Step inside to discover a welcoming interior featuring elegant period details, generous living spaces, and an abundance of natural light. The lounge is a bright and inviting space with a large bay window and traditional fireplace, ideal for family relaxation or entertaining. whilst the spacious dining room, complete with a stunning open fire and double French doors, opens onto a delightful patio seating area — perfect for entertaining or relaxing on warm evenings. The stylish kitchen is positioned to the rear, overlooking the beautiful garden and offers ample space for busy family mornings. Completing the downstairs is the convenient WC and utility area.

Upstairs, the property continues to impress with well-proportioned and thoughtfully designed bedrooms, ideal for a growing family or those working from home. The modern family bathroom is a great size offering a full-sized bathtub, overhead shower and sleek vanity cupboards. An added benefit to this charming home is the converted loft space with Velux windows, perfect for a hobby area, library or additional storage.

GARDEN

Externally, the property benefits from driveway parking and a beautifully maintained, south facing garden that adds to its inviting charm. Situated just a short stroll from Stockton Heath's vibrant village centre, with its array of cafes, shops, and restaurants, this home also offers excellent motorway links for commuters.

SERVICES

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



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

Council Band: D

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

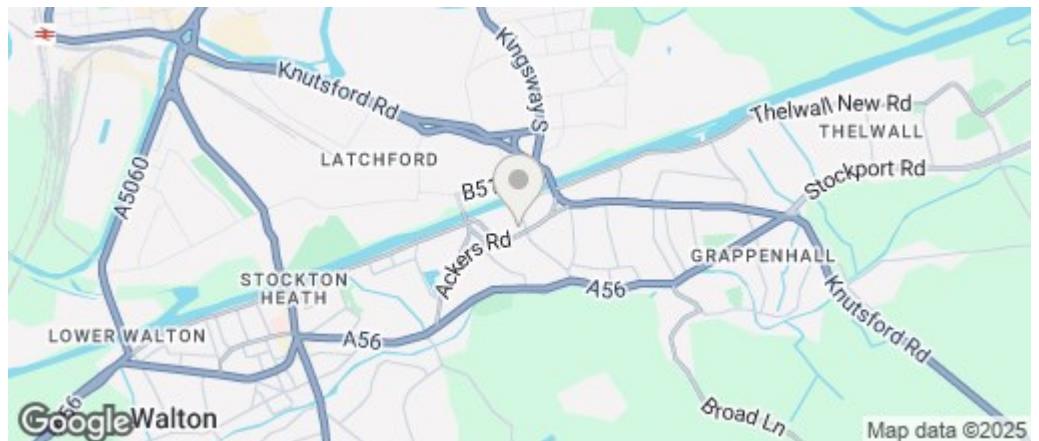
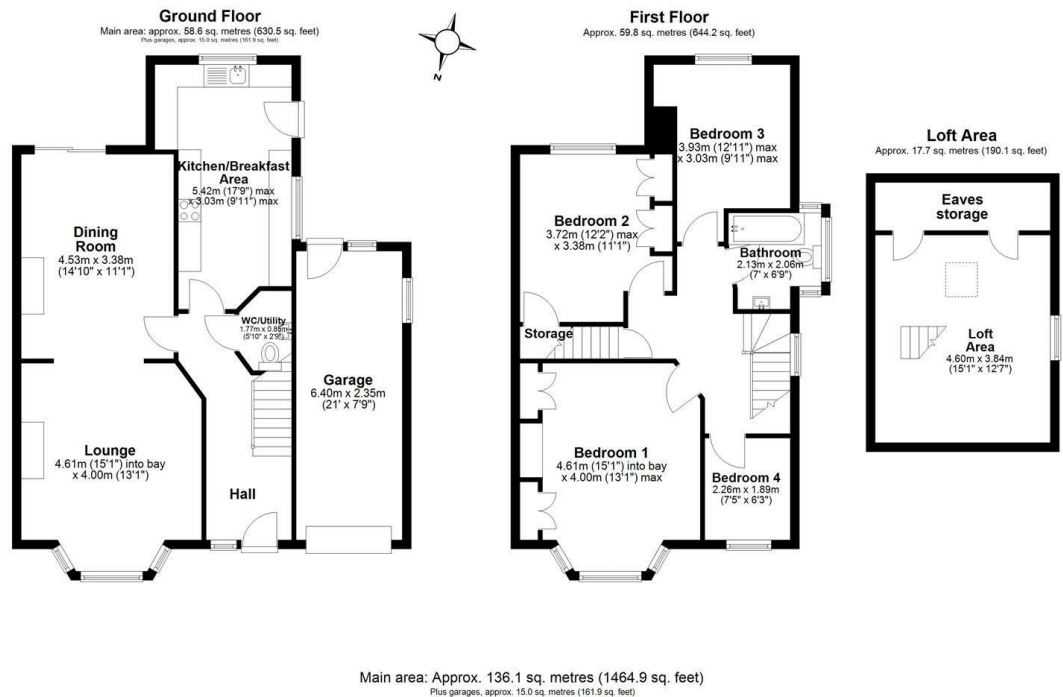
Items may be available under separate negotiation.





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.



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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