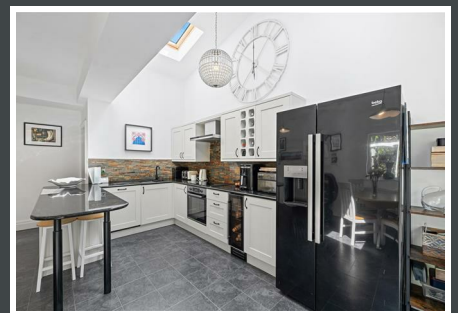
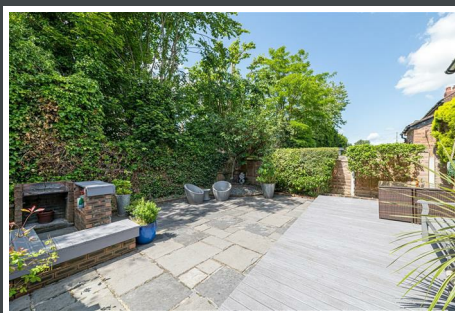
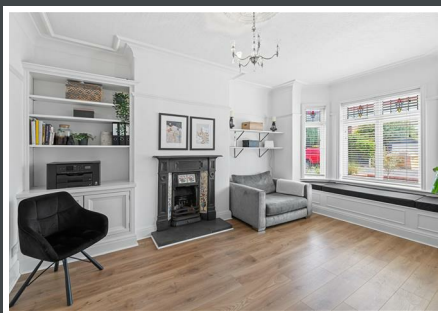




# Stanley Avenue, Stockton Heath Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Semi Detached Home
- Perfect for Families
- Ample Living Space
- Separate Utility Room
- Close to Amenities
- Three Bedroom
- Traditional Features
- Extended Kitchen Area
- Impressive Hallway
- Village Location

## INTERIOR

As you enter, you are greeted by original tiling in the hallway, which sets the tone for the rest of the property. The high ceilings and original fireplaces throughout add to the home's charm. The inviting lounge at the front features a beautiful bay window, allowing natural light to flood the room. Adjacent to the lounge is a separate family room that provides direct access to the garden, making it an ideal space for relaxation or entertaining. At the rear of the home, the kitchen and dining area boasts integrated appliances, creating a functional space for cooking and dining. A convenient shower room and utility area complete the ground floor.

Upstairs, you will find three bedrooms, each offering unique features. The master bedroom benefits from another bay window, while the second bedroom includes built-in wardrobes, providing ample storage. Completing the first floor is a wonderful family bathroom.

## GARDEN

The garden is undoubtedly a highlight of this property, featuring a raised decking area and paved flags, perfect for entertaining guests or simply enjoying the sun. To the front, there is driveway parking, adding to the convenience of this delightful home.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1GB (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.

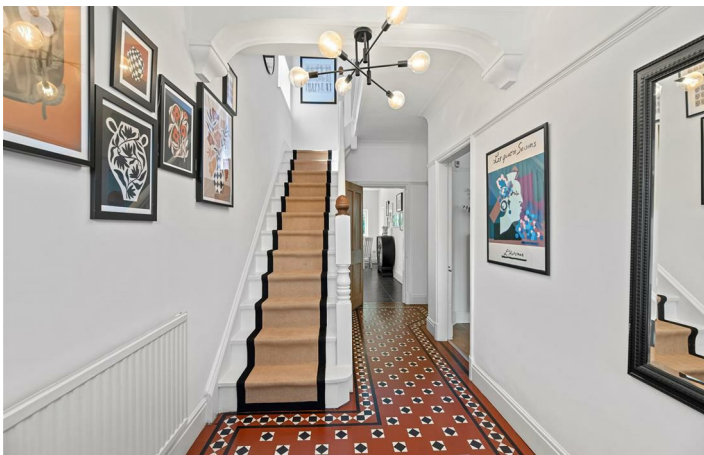
## GENERAL INFORMATION

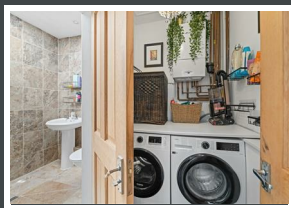
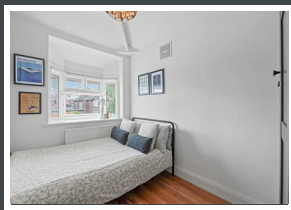
**Local Authority:** Warrington Borough Council  
**Council Band:** D  
**Tenure:** Leasehold  
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

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

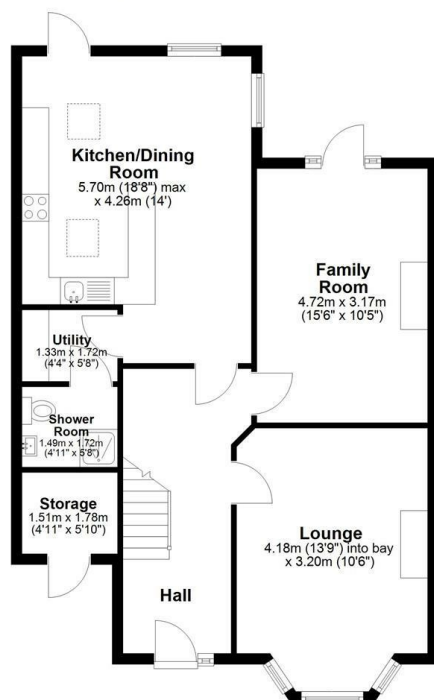






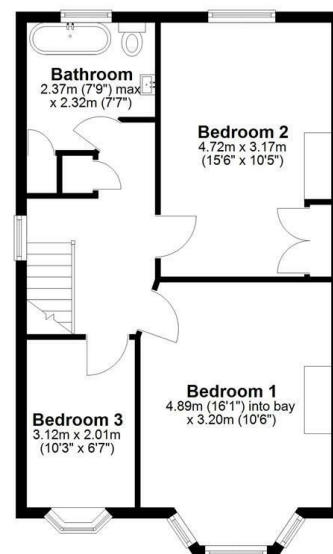
## Ground Floor

Approx. 74.3 sq. metres (800.2 sq. feet)

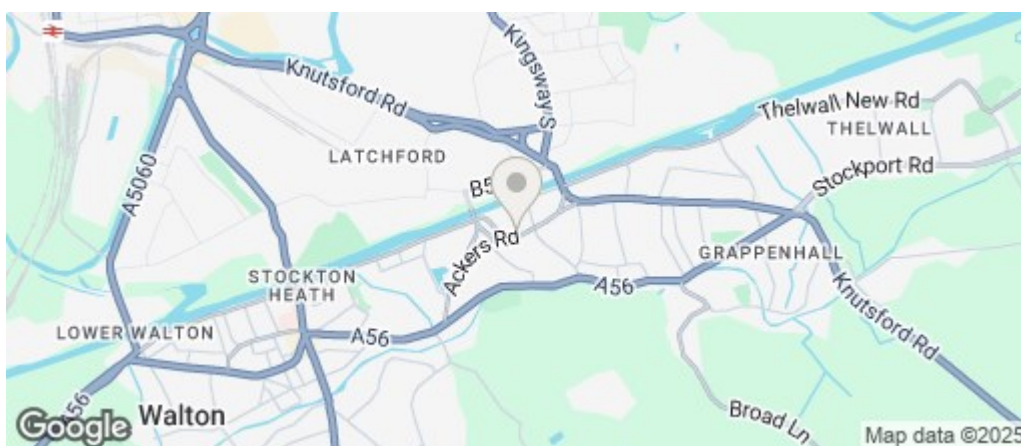


## First Floor

Approx. 52.3 sq. metres (562.7 sq. feet)



Total area: approx. 126.6 sq. metres (1362.9 sq. feet)



## 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) <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



**Mark Antony**

SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com

www.MarkAntonyEstates.com

Tel: 01925 267070