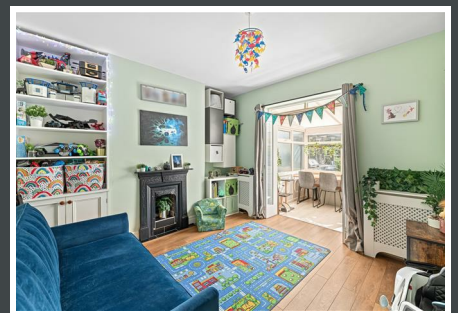
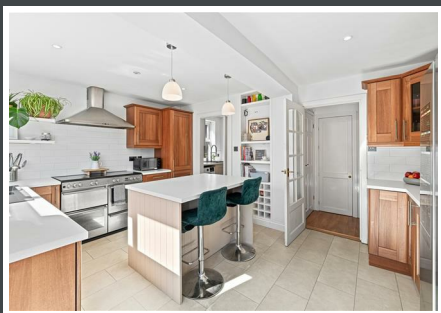




Fairfield Road, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Stockton Heath Village
- Three Bedrooms
- Extended
- Canal Views
- Modern Bathroom
- Conservatory
- South-Facing Garden
- Driveway Parking
- Near To Schools
- Freehold Title

INTERNAL

This delightful home has been thoughtfully extended to provide spacious and versatile living accommodation while maintaining its original charm. From the moment you step inside, you'll be greeted by warm, inviting interiors, plenty of natural light, and picturesque views of the canal. The ground floor features a spacious and bright lounge with a log burning fire, a separate dining room or family room along with a home office and a spacious kitchen with integrated appliances and a central island. Completing the ground floor is the beautifully bright conservatory, the convenient utility and the WC.

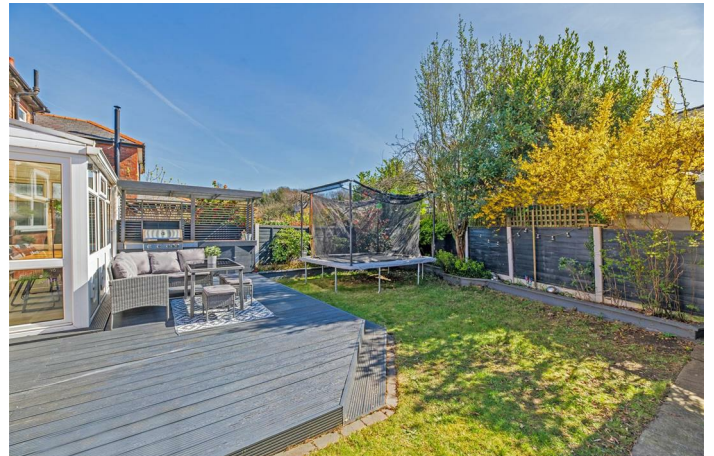
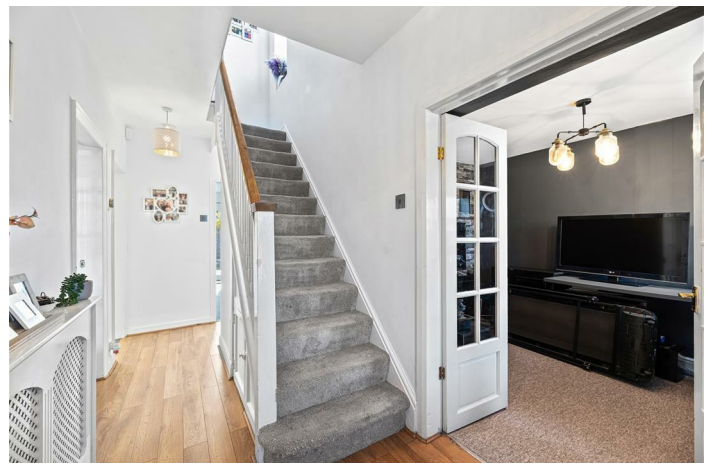
Upstairs, offers two large double bedrooms and a well-proportioned third bedroom along with the contemporary family bathroom, offering comfort for all family member and guests.

GARDEN

This property celebrates a thoughtfully designed south-facing garden with the perfect mixture of decking, lawn, and mature plants, ideal for relaxing, entertaining, or for gardening enthusiasts.

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 Borough Council

Council Band: D

Tenure: Freehold

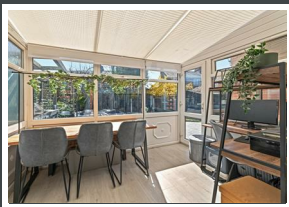
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

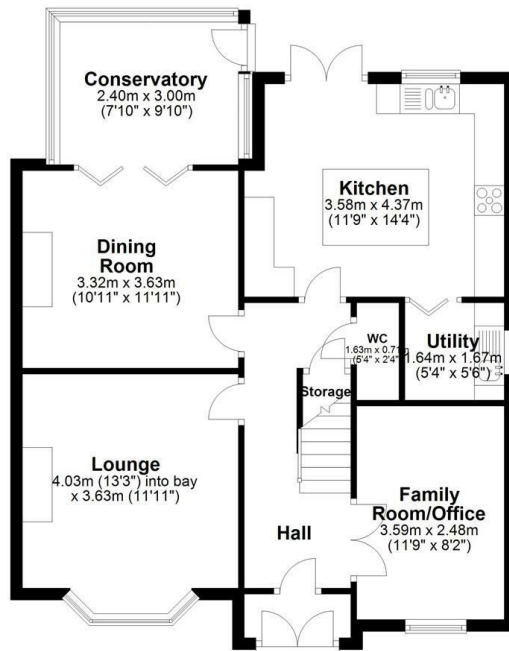




IMPORTANT NOTICE

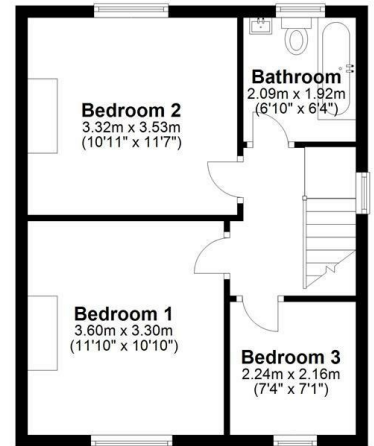
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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. 73.3 sq. metres (789.5 sq. feet)

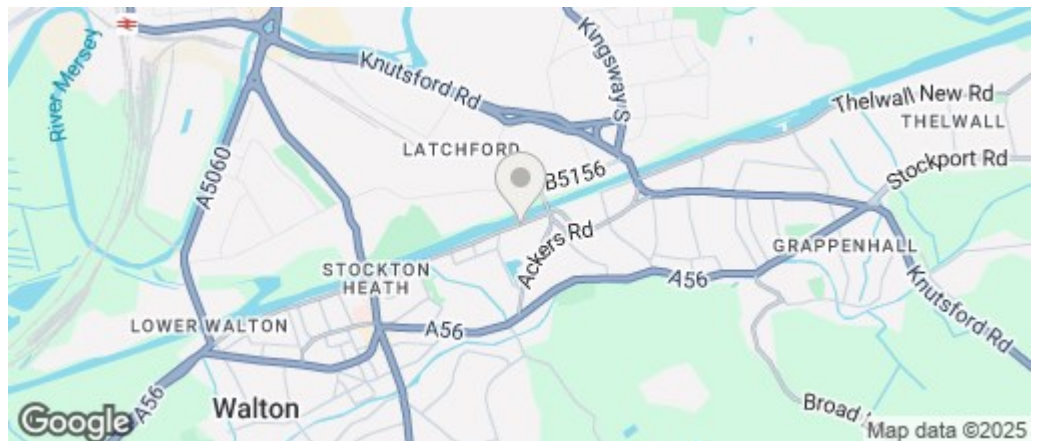


First Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 112.2 sq. metres (1208.2 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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