

Leonard Street, Stockton Heath Warrington, Cheshire









HIGHLIGHTS

- Mid-Terrace
- Two Bedrooms
- Village Location
- Freehold Title
- Close to Schools

- First Time Buyers
- Modern Interior
- Fantastic Garden
- Spacious Interior
- Close to Amenities



INTERIOR

Upon entering through the hallway, you will be greeted by the spacious lounge, that features the original chimney breast, adding character and warmth to the space. The kitchen/diner is a standout feature, complete with a convenient breakfast bar and integrated appliances, making it perfect for both casual dining and entertaining. From here, you can access the lovely garden, which provides a wonderful outdoor space for relaxation and gatherings. Completing the ground floor is a modern bathroom, designed with contemporary fittings for your comfort.

Upstairs, you will find two generous bedrooms, both of which are ready for you to move in and personalise to your taste. The property is well-maintained and offers a welcoming atmosphere throughout.

GARDEN

To the rear, the garden area is a great size, providing ample room for seating and outdoor activities, while the front of the property benefits from on-street parking, ensuring convenience for you and your guests.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154 mb (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: B

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.

> Property Ref: 19553023 Printed Date: 23rd June 2025















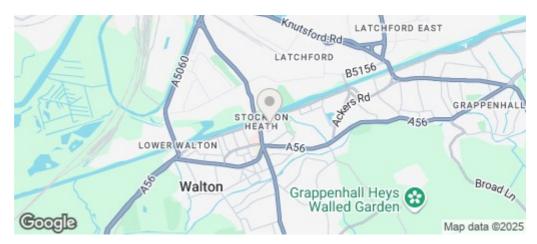


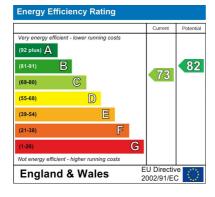


IMPORTANT NOTICE

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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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