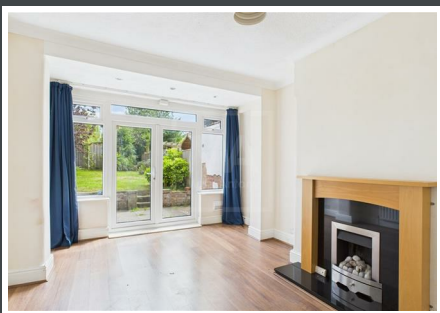




Ackers Road, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Extended
- Bay Windows
- Village Location
- No Onward Chain
- Private Driveway
- Spacious Garden
- Semi-Detached Home
- Spacious Rooms
- Close To Local Schools

INTERIOR

Nestled in a highly sought-after location near to Stockton Heath Village and conveniently located close to local schools, amenities, and canal side walks. Take a stroll up the long and inviting private driveway which welcomes you to this delightful home. This property benefits from a tidy and convenient kitchen, with ample storage and features two beautiful reception rooms, one with a stunning bay window, and the other with stunning French doors leading out into the lush garden.

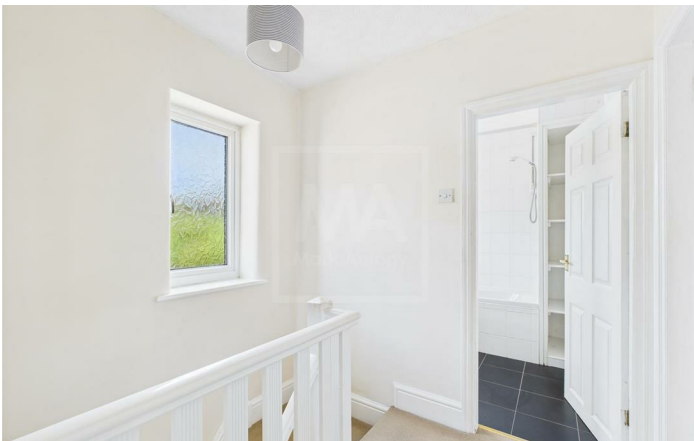
Upstairs you will be greeted with a cosy landing, surrounded by three airy bedrooms and a sleek bathroom, featuring a large bathtub. The bathroom is situated perfectly to conveniently serve all bedrooms. Bedroom one is spacious and boasts another large bay window with a peaceful view of the surrounding greenery. Bedroom two overlooks the property's garden and opposite has some tucked away integrated shelving, ideal for books, plants or keepsakes. The third bedroom nicely encloses a single bed or a home office setup.

GARDEN

This beautiful and private garden is a true gem. It can be accessed via the side gate, the kitchen, or through the bright set of patio doors leading to the family room. The sheltered patio doors are surrounded by patio, perfect for setting up outdoor furniture or activities. Hop up the steps onto an expansive lawn surrounded by mature trees and lush greenery. This property features a detached garage, with access at both the front of the house and from the garden whilst the long and inviting driveway to the front, is accompanied by greenery to the left, and a raised section of lawn to the right, creating both privacy and a very welcoming atmosphere.

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: C

Tenure: Leasehold

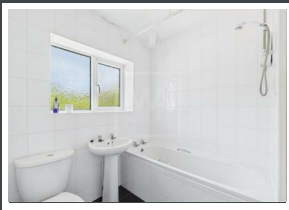
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

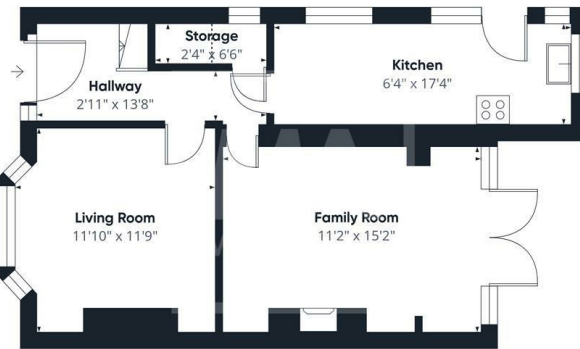
Items may be available under separate negotiation.



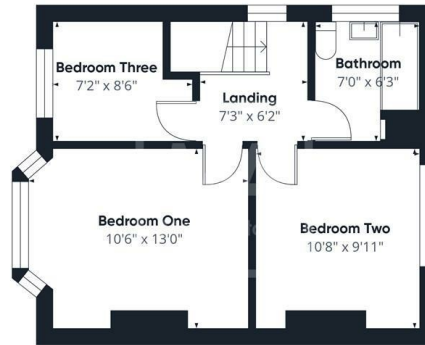


IMPORTANT NOTICE

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.



Ground Floor



Floor 1



Approximate total area⁽¹⁾
850 ft²
Reduced headroom
7 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070