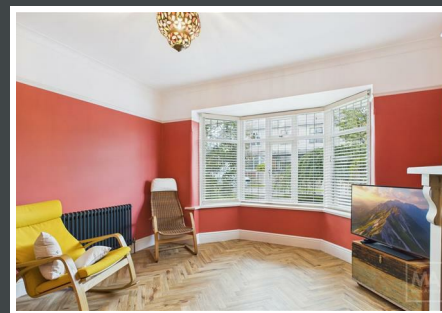
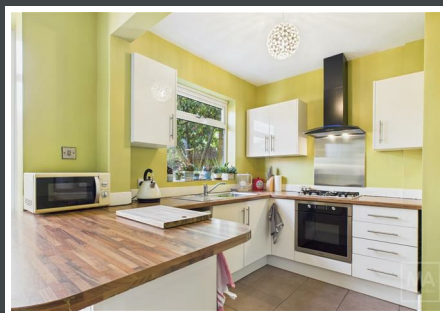




Walton Heath Road, Walton Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Beautiful Garden
- No Onward Chain
- Wooden Floors
- Period Features
- Family Home
- Open-Plan Kitchen Diner
- Bay Window
- Stunning Fireplaces
- Close To Stockton Heath

INTERIOR

This property offers characterful modern living with thoughtfully upgraded and maintained period touches throughout, adding warmth and character at every turn.. Enter this home via the hallway, with convenient under-stairs storage, and proceed through to the living room on your left, with an attractive period fireplace and a beautiful bay window, to flood the room with natural light. The heart of the home is open-plan kitchen-diner, featuring an exposed brick fireplace with a woodburning stove installed. Double French doors lead out into the inviting garden, ideal for family gatherings and entertaining.

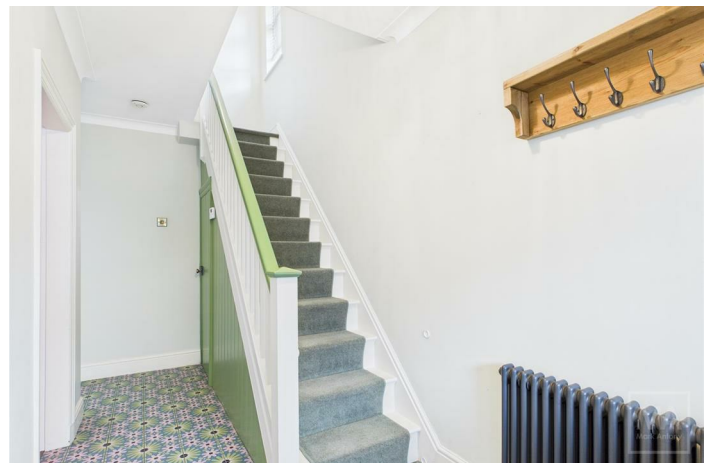
Venture upstairs to find the three bedrooms and the three-piece bathroom, with modern decor, a beautiful standalone bathtub and overhead shower. The two larger bedrooms are spacious, bright and airy, one with a handy, slim fitted wardrobe. The third bedroom is ideal for a guest room, child's room, or home office.

GARDEN

Outside, the rear garden provides a tranquil escape to nature with lush greenery, trees, and a covered pergola area nestled into the corner. This garden has the perfect blend of lawn and patio, ideal for outdoor furniture and summer entertaining. To the front of the property is offroad parking and a beautiful walled front garden, with flowers and homely shrubbery.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1,130Mb (Via Virgin)



LOCATION

This urban sanctuary sits around Walton Gardens, home to 32 acres of beautiful parkland which is open to the public and houses plenty of family amenities, including a children's zoo and park. The area benefits from handy shops, cosy pubs and a golf course, making it an ideal rural suburb. Walton falls into the catchment for some of Warrington's most-highly regarded schools, making it a sought-after location for families. Thanks to its leafy setting, the area attracts those looking for a well-connected countryside retreat.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

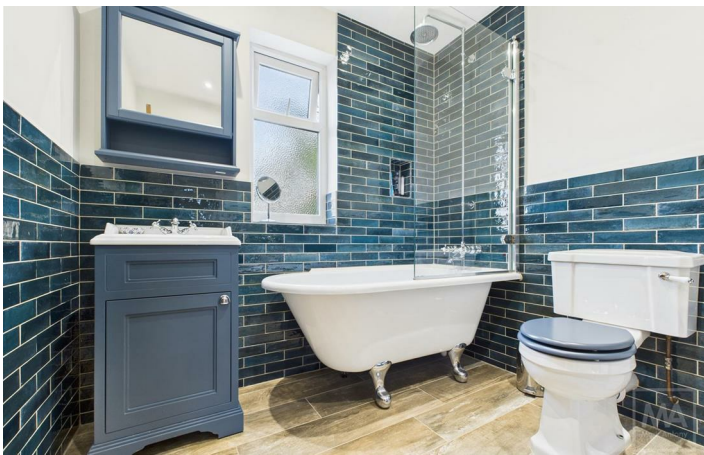
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

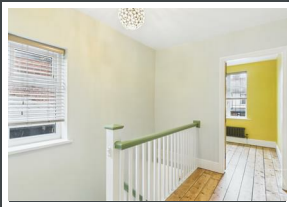
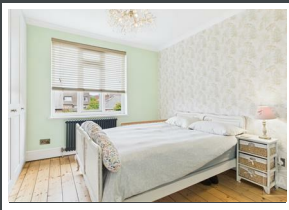
Not included in the asking price.

Items may be available under separate negotiation.



Mark Antony Estates is regulated by The Property Ombudsman and Safe Agent for your protection and peace of mind.





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

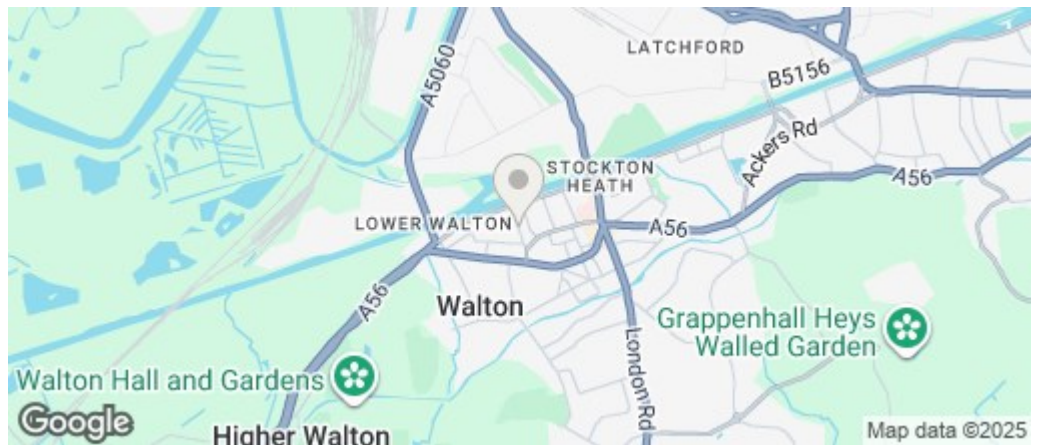


Approximate total area⁽¹⁾
864 ft²

(1) Excluding balconies and terraces

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



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