

Walton Heath Road, Walton Warrington, Cheshire









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.

Property Ref: 19539023

















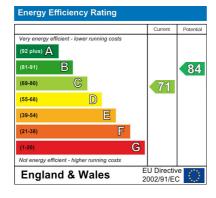


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VIEWING ARRANGEMENTS

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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