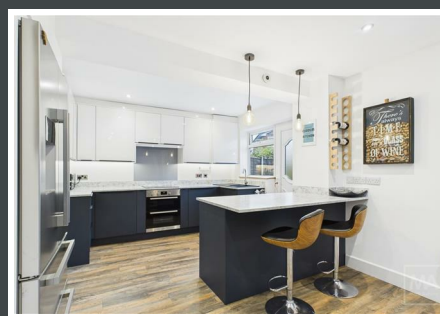
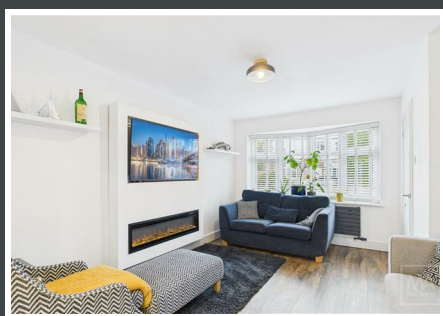




Fairfield Gardens, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Convenient Location
- Close to Local Amenities
- Open Plan Living
- Driveway Parking
- Three Bedrooms
- Family Home
- Modern Decor
- Close to Local Schools
- Wonderful Garden

DESCRIPTION

Step into this beautifully linked detached home, where the open-plan living and dining area creates a welcoming space for family life and entertaining. The sleek, modern kitchen flows effortlessly into a bright sunroom at the rear, perfect for relaxing or enjoying garden views year-round. A practical utility room completes the ground floor, offering convenience and extra storage.

Upstairs, you'll find three well-proportioned bedrooms, each designed with comfort in mind, and a stylish family bathroom featuring contemporary fittings.

The layout is thoughtfully arranged to balance sociable spaces with private retreats, making it ideal for both growing families and professionals. Natural light fills every corner, enhancing the home's airy feel, while the tasteful décor adds a touch of sophistication throughout. Located in a desirable area, this property combines modern living with timeless charm—ready to welcome its next owners.

GARDEN

This attractive garden is mainly laid to lawn, offering a soft, green space ideal for outdoor enjoyment. A simple stoned area adds a touch of character, perfect for casual seating or decorative accents. With its open feel and minimal maintenance, the garden provides a peaceful retreat and a blank canvas for personal touches or seasonal planting.

To the front of the property is a driveway suitable for multiple cars.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (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: D

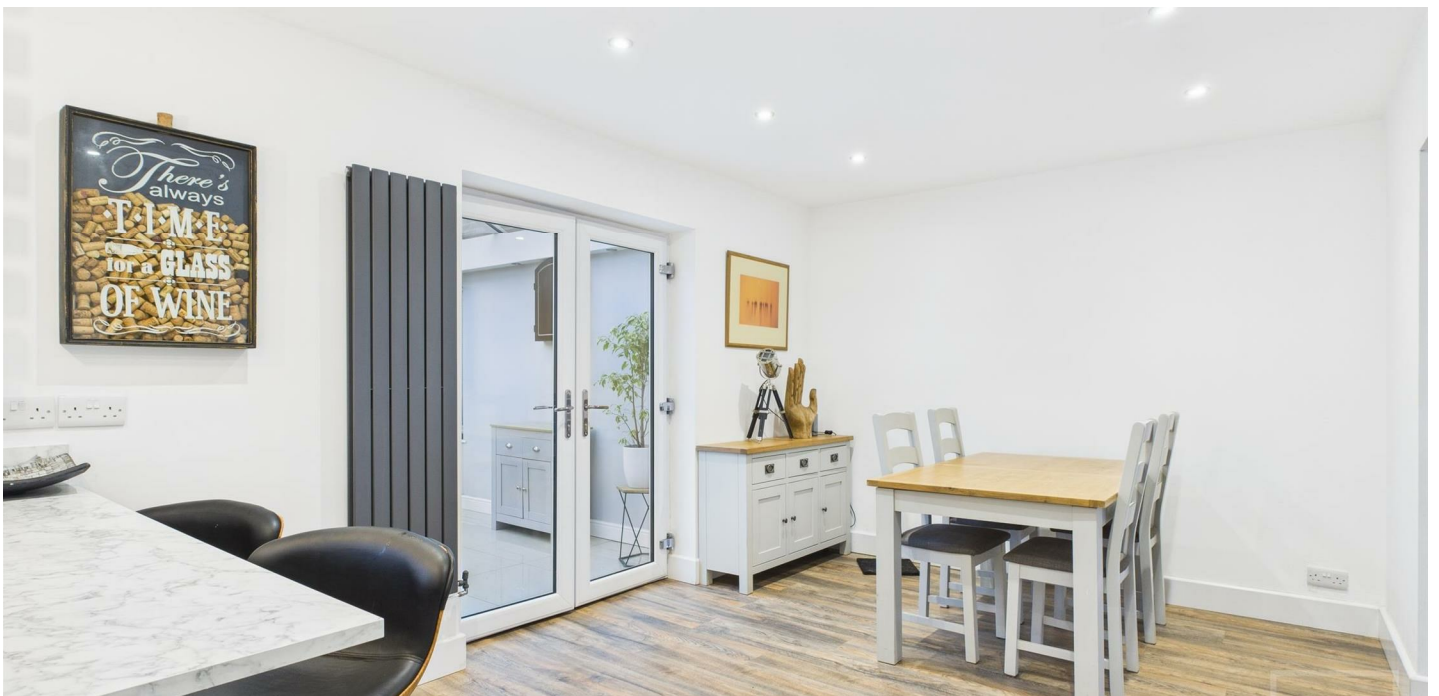
Tenure: Leasehold

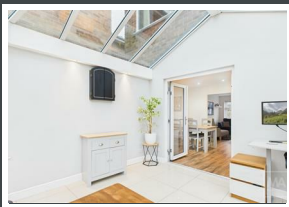
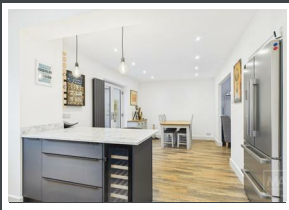
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





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

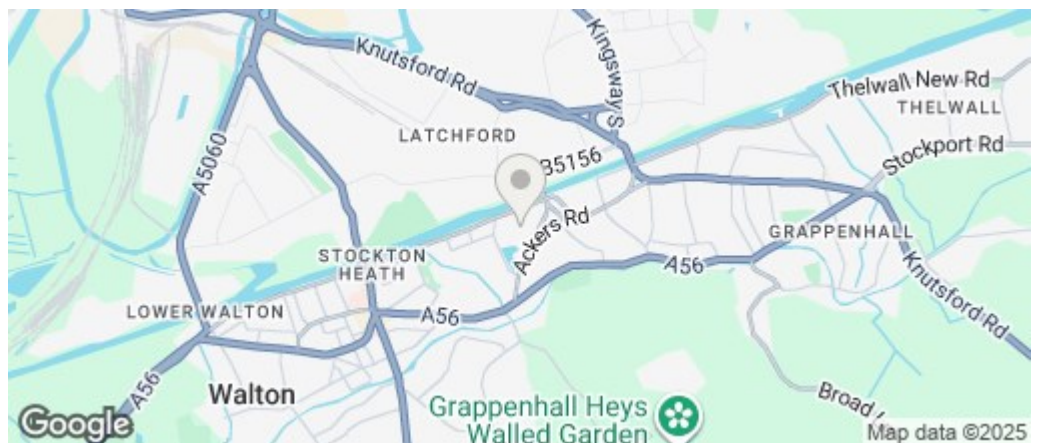


Approximate total area⁽¹⁾
1145 ft²

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