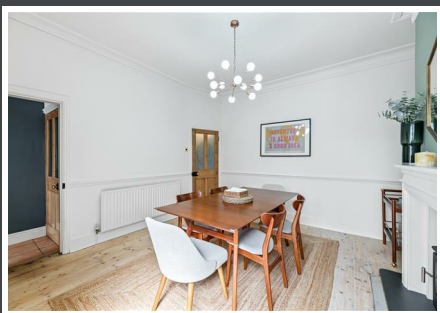




Ellesmere Road, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Mid-Terrace
- Family Home
- Ample Living Space
- Light and Airy
- Parking Available
- Three Bedrooms
- Modern Living
- Character and Charm
- South Facing Garden
- Village Location

INTERIOR

Upon entering, you are greeted by a hallway, leading you to the lounge, featuring a beautiful bay window that floods the room with natural light. The lounge seamlessly flows into a spacious dining room, creating an inviting atmosphere for entertaining guests or enjoying family meals. The property also boasts a conservatory, providing a lovely spot to relax and enjoy views of the garden.

The separate kitchen is functional and well-equipped, making meal preparation a pleasure. Throughout the home, you will find traditional features such as high ceilings and original flooring, which add to its charm. The cosy Chilli Penguin log burner in the dining room ensures warmth and comfort during the colder months.

Upstairs, the three bedrooms offer ample space for rest and relaxation, while the family bathroom is conveniently located to serve all rooms.

GARDEN

The south-facing garden is a true highlight, providing a lovely outdoor space that is perfect for enjoying sunny days. The paved area allows for outdoor furniture, making it an ideal spot for al fresco dining or simply unwinding in the fresh air. Additionally, the property includes a carport for parking, along with on-street parking available at the front.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 32Mb (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: C

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

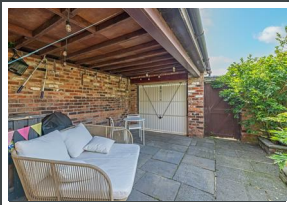
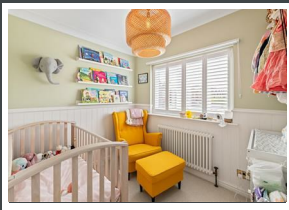
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

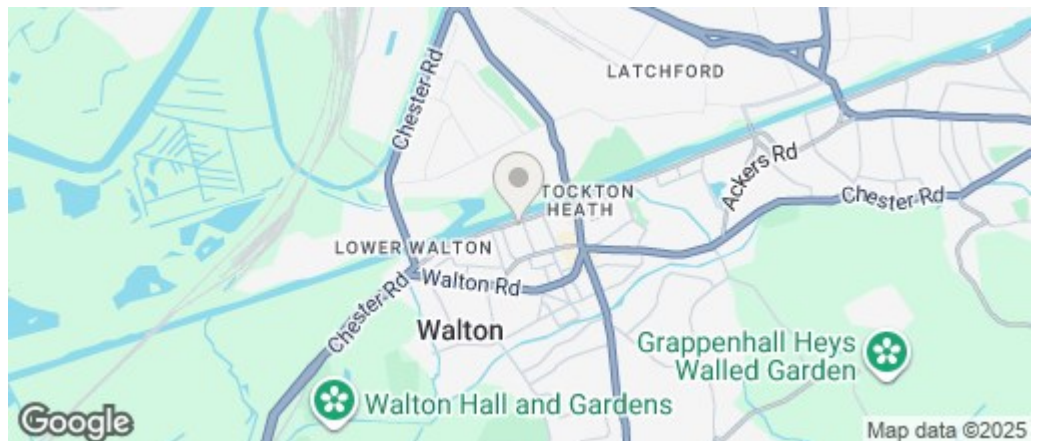






IMPORTANT NOTICE

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.



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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