



Adams
Your local property experts

Hawthorne Road, Stockton Heath, Warrington

£285,000

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***** DRIVEWAY PARKING AT REAR *****

A beautifully presented larger style period terrace house in the heart of the village. No18 Hawthorne Road has been subject to a comprehensive scheme of modernisation and improvement in recent years and simply must be viewed to be fully appreciated.

Features briefly include; gas fired central heating, UPVC double glazing, entrance hall, lounge, sitting room, kitchen / breakfast room, first floor landing, two double bedrooms and four piece fitted bathroom. Outside there is a West facing courtyard garden and the unusual benefit of driveway parking immediately at the rear.

Early Viewing Essential.

Ground Floor

Entrance Hall - 4.57m x 0.94m (15'0" x 3'1")

Lounge - 3.45m x 3.2m (11'4" x 10'6")

Sitting Room - 4.11m x 3.4m (13'6" x 11'2")

Kitchen / Breakfast Room - 5.77m x 2.49m (18'11" max x 8'2" max)

First Floor

Landing - 4.06m x 1.7m (13'4" x 5'7")

Bedroom One - 3.73m x 3.45m (12'3" x 11'4")

Bedroom Two - 4.06m x 2.46m (13'4" x 8'1")

Bathroom - 3m x 2.54m (9'10" x 8'4")

Outside

Courtyard Garden

Enclosed West facing patio garden with access gate.

Driveway Parking





- Larger Style Period Terrace
- Central Village Location
- Beautifully Presented Throughout
- Two Reception Rooms
- Impressive Kitchen / Breakfast Room
- Two Double Bedrooms
- Four Piece Bathroom Suite
- West Facing Rear Garden
- Driveway Parking
- Early Viewing Essential



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		