



Brian Avenue, Stockton Heath, Warrington

£325,000

 Adams

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Extended to the rear, this traditional three bedroom semi-detached house occupies a good cul-de-sac position within easy walking distance of Stockton Heath village centre and is offered for sale with the benefit of having 'no chain' delay.

Features include; gas fired central heating, UPVC double glazing, entrance hall, two reception rooms, kitchen, three bedrooms and bathroom. Outside there is parking for two cars, a single bay garage and a good size rear garden which is not directly overlooked. Huge scope for further extension if desired (subject to the necessary consents being obtained).

Early Viewing Essential.





Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

Agents Notes

Tenure: Leasehold

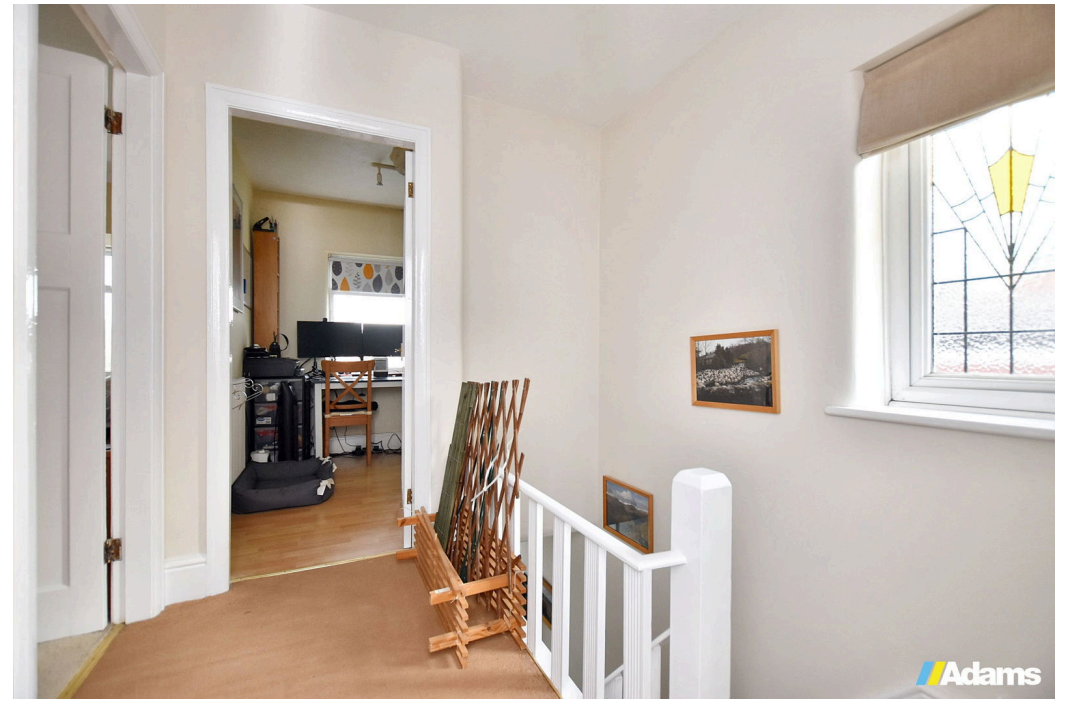
Annual Ground Rent: TBC



Lease Term: 999 years from 06.09.1935 (910 years remaining)

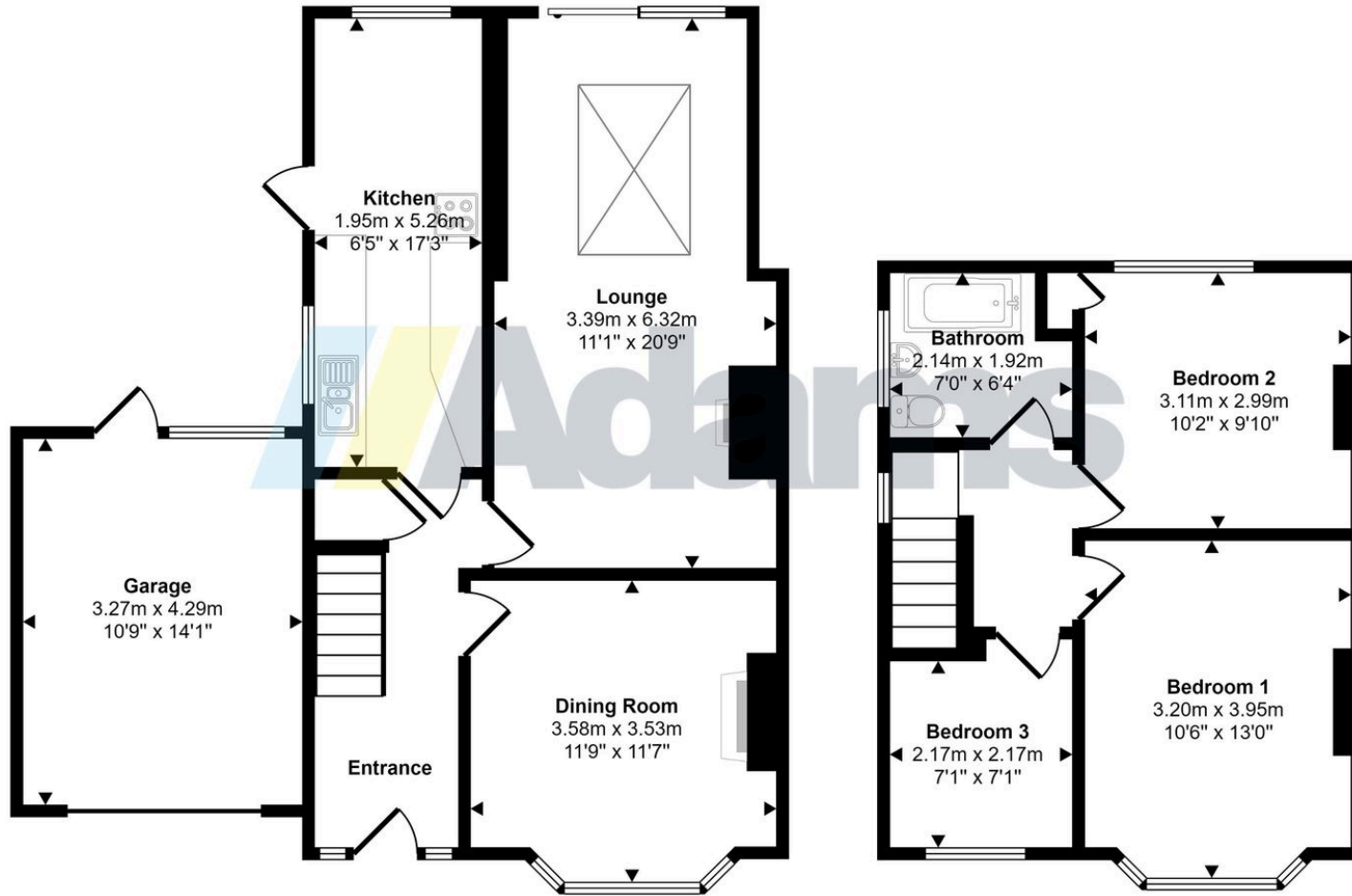
Council Tax Band: C

Local Authority: Warrington Borough Council





Approx Gross Internal Area
105 sq m / 1127 sq ft



Ground Floor
Approx 67 sq m / 725 sq ft

First Floor
Approx 37 sq m / 401 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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