



Whitefield Road, Stockton Heath, Warrington

£1,200,000

 **Adams**

Whitefield Road, Stockton Heath, Warrington

A rare opportunity to acquire a substantial Edwardian villa within easy walking distance of the village centre.

Parkfoot occupies a commanding elevated position on the corner of Whitefield Road & Carlingford Road & stands in a large private plot of over 1/4 of an acre.

Features of the well presented accommodation briefly include; entrance porch & hall, cloaks / WC, four substantial reception rooms, an impressive open plan 'Smithfields' kitchen / breakfast room, utility, first floor landing, four bedrooms, ensuite, family bathroom, second floor landing, two additional bedrooms and shower room.

Outside there is a gated driveway with parking for several cars, a garage and a large South facing private garden to the rear.

Early Viewing Essential. No Chain Delay With This Sale.





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

Lease Term: 999 years from 2 June 1904 (879 years remaining)

Annual Ground Rent: TBC

Council Tax Band: G

Local Authority: Warrington Borough Council

EPC Rating: E

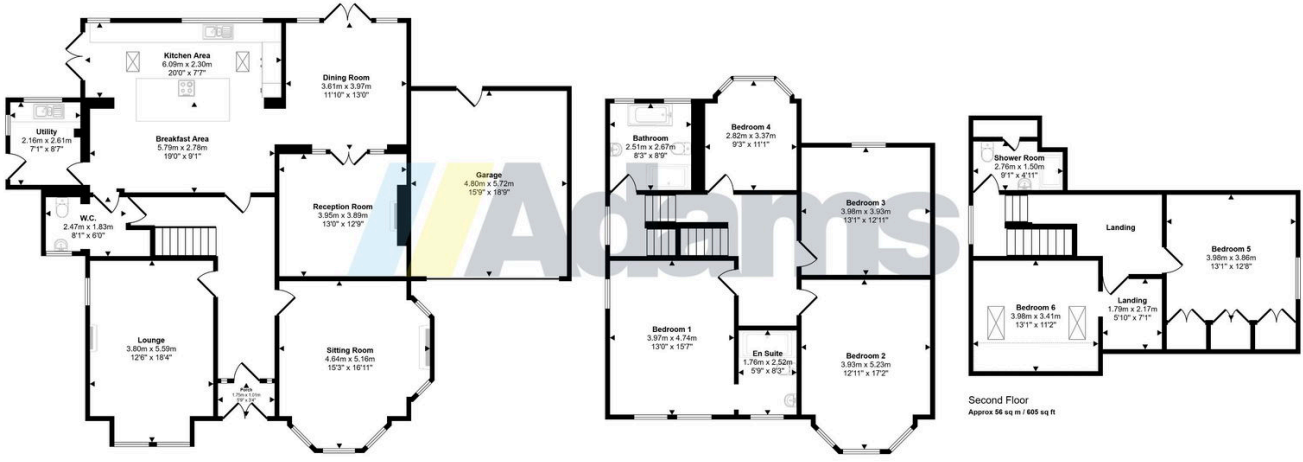








Approx Gross Internal Area
312 sq m / 2382 sq ft



Ground Floor
Approx 163 sq m / 1750 sq ft

□ Denotes head height below 1.5m

First Floor
Approx 94 sq m / 1008 sq ft

Second Floor
Approx 56 sq m / 605 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. Copies of items such as bathrooms, suites are representations only and may not look like the real items. Made with Magic Drawings 360.





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