



# Walton Road, Stockton Heath WA4 Offers Over £250,000

**⊨** 2 **⊢** 1 **⊡** 2



#### \*\*\*\*\* NO CHAIN DELAY \*\*\*\*\*

A traditional two bedroom terrace property in the heart of Stockton Heath, well placed for access to village centre and all amenities.

Features include; entrance hall, lounge, dining room, kitchen, first floor landing, two bedrooms, bathroom and large, private enclosed rear yard.

Potential for change of use to covert to commercial premises, subject to planning permission being granted.

Early Viewing Advised.

# 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**

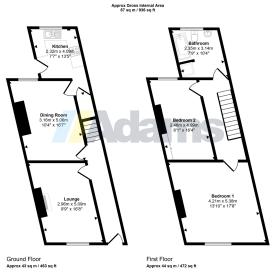
**Tenure: Leasehold** 

Local Authority: Warrington Borough Council

Council Tax Band: C







This Booplan 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, omis-statement, iscne of items such as bathroom usities are representations only and may not look like the real laters. Make with Made Snappy 360.



No Chain Delay

Central Village Location

End Terrace

- Investment Opportunity
- Potential For Change Of Use
  Early Viewing Advised To Commercial Units

	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) <b>B</b>		85
(69-80) C		
(55-68)		
(39-54)	54	
(21-38)		
(1-20)	G	
Not energy efficient – higher running costs		