



# Carlingford Road, Stockton Heath, Warrington

£575,000

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A rare opportunity to acquire a substantial four bedroom detached family home within easy walking distance of Stockton Heath village centre.

Features of the well maintained accommodation include; entrance hall, lounge, dining room, garden room, kitchen, ground floor shower room, first floor landing, impressive dual aspect master bedroom, three further bedrooms, bathroom, separate WC and a large loft area. Outside there is tandem double garage, driveway parking and a lovely private southwest facing garden at the rear.

This property offers excellent scope for further extension / loft conversion if desired (subject to the necessary consents being obtained).

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.

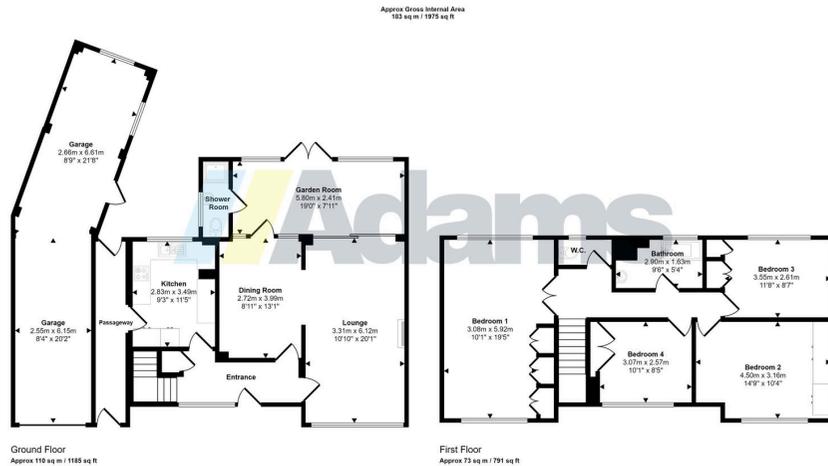
### Agents Notes

Tenure: Freehold

Council Tax Band: G

Local Authority: Warrington Borough Council





- Substantial Detached Family Home
- Easy Walking Distance To The Village
- Four Good Size Bedrooms
- Southwest Facing Rear Garden
- Huge Potential To Extend
- Sought After Residential Location
- Three Reception Rooms
- Bathroom, WC & Ground Floor Shower
- Tandem Double Garage
- No Chain Delay

