



 Adams

# Cressbrook Road, Stockton Heath WA4

£450,000

3 1 2



Adams Estate Agents are delighted to welcome to the market this substantial period semi, located in a favourable position within a sought after Stockton Heath cul-de-sac.

Features briefly include; entrance hall, lounge, dining room, sun room, kitchen, first floor landing, three bedrooms and bathroom. Outside there is a large, South facing garden at the rear and a substantial sized driveway.

Early Viewing Advised. 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

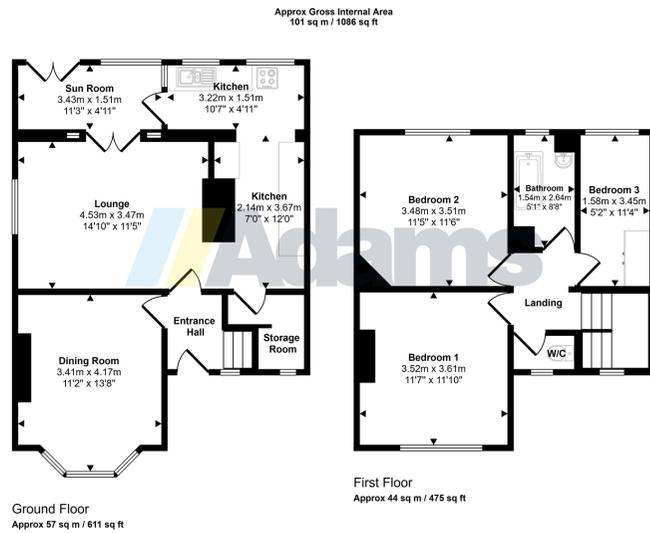
Tenure: Freehold

Council Tax Band: C

Local Authority: Warrington Borough Council

EPC Rating: tbc





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.

- Semi Detached House
- Sought After Cul-De-Sac
- Central Village Location
- Three Reception Rooms
- Large South Facing Garden
- Three Bedrooms
- Driveway
- Early Viewing Advised
- No Chain Delay



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	