

Stockton Heath



FRESH RENOVATION | GARDEN FRONTED TERRACED PROPERTY | TWO BEDROOMS | CENTRAL VILLAGE LOCATION. Occupying a central village location, this two-bedroom garden front terrace comprises an entrance porch, lounge with attractive feature fireplace, open plan staircase, a kitchen with a range of matching base, drawer, and eye level units, internal porch accessing the yard and family bathroom. To the first floor, there is a good-sized double bedroom to front elevation, and a double bedroom to the rear. Externally there is a goodsized courtyard double gates to allow access for off-road parking if required.

£895 Per Month



Tel: 01925 600 200

Stockton Heath Leonard Street



Accommodation

Occupying this sought after location of Stockton Heath, a popular and bustling centre; this property boasts immaculate and well proportioned accommodation which is offered 'To Let' over two storeys, briefly comprising a entrance vestibule, lounge, kitchen, rear porch and Bathroom. To the first floor are two double bedrooms . Externally there is a rear courtyard and to the front is a small flagged area with dwarf brick wall and gate. An internal inspection is highly advised.

Ground Floor

Entrance Vestibule

Access through a wooden door, you are greeted with carpeted flooring with a window to the side elevation. Providing access to the;

Lounge

A light and airy room with wood affect vinyl flooring, bay window to the front elevation, corner storage space with access to the gas & electric meters and gas central heating radiator.

Kitchen

Fitted with a range of base, drawer and eye level units, featuring appliances including a 'HOTPOINT' four ring gas hob with oven and grill below with a tiled flashback, 'BEKO' washing machine and space for dryer. One and a half bowl sink drainer unit with chrome mixer tap and window to the rear elevation, vinyl flooring and gas central heating radiator.

Rear Porch

Storage cupboard housing the 'GLOW WORM EASICOM 25c' boiler, vinyl flooring and direct access to the rear courtyard.

Bathroom

Three piece suite including a panelled bath with chrome mixer shower head above and screen, pedestal hand wash basin with chrome 'hot n cold' taps and a low-level WC with chrome 'push button' flush. Cushioned vinyl flooring, gas central heating radiator and window to the side elevation

First Floor

Bedroom One

Carpeted flooring, window to the front elevation and gas central heating radiator.

Bedroom Two

Carpeted flooring, window to the rear elevation and gas central heating radiator.

Outside

To the rear , there is an enclosed rear courtyard with ample space and double doors leading to the back street.

Council Tax

BAND 'B' - from April 1st 2025 £1,534.21 (2025/2026)

Local Authority

Warrington Borough Council

Postcode

WA4 2UP

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.

