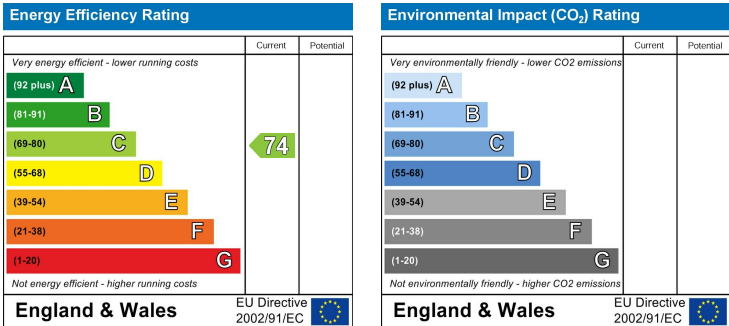
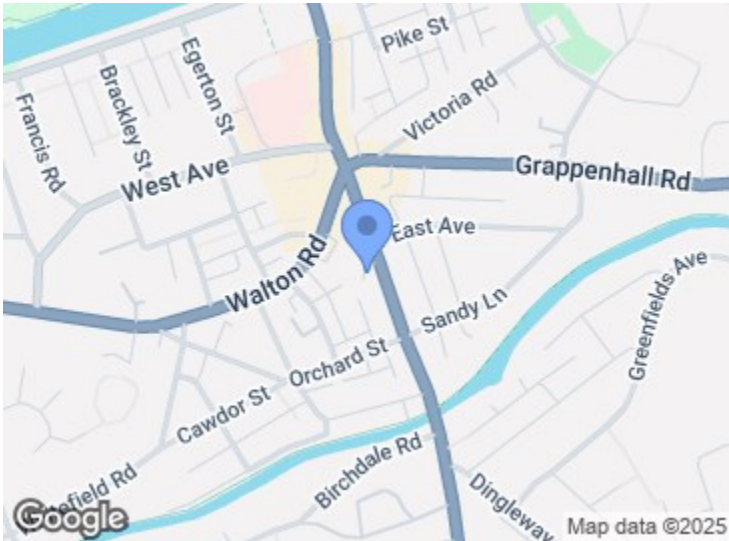




Location

Situated south of Warrington town centre and the Manchester Ship Canal, this hugely popular village is surrounded by picturesque countryside. Located on what was once a Roman settlement, Stockton Heath has since been home to many notable residents, including film legend George Formby. Boasting an impressive selection of independent shops and boutiques as well as useful amenities including a supermarket and post office. There are a fine selection of restaurants and bars on the doorstep, offering either a relaxed setting or a more cosmopolitan night out. The village is popular for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.



VILLAGE CENTRE | TWO BEDROOM APARTMENT | SPACIOUS ACCOMMODATION. Boasting a highly regarded development within the village, this two bedroom apartment offers great accommodation, including entrance hallway, lounge, kitchen, two bedrooms and bathroom. Further complimented with on-site parking.

Bridgewater Mews, London



Accommodation

Ground Floor

Communal Entrance

Carpeted flooring, with stairs leading to the;

First Floor

Entrance Hallway

19'11" x 2'10" (6.095m x 0.874m)

Accessed through a 'Composite' door into a welcoming entrance hallway benefiting from wood affect panelled flooring with gas central heating radiator.

Lounge

14'0" x 10'9" (4.280m x 3.294m)

Generous, light and airy room, featuring wood affect panelled flooring, TV point, PVC double glazed window to the rear elevation, gas central heating radiator and low-level cupboard housing the fuse board.

Kitchen

10'9" x 6'1" (3.296m x 1.857m)

Fitted with a range of base, drawer and eye level units with integrated 'LAMONA' appliances including a four ring gas hob with tiled splashback, chrome 'chimney' extractor fan above and oven below, fridge/freezer, washing machine and microwave. Single stainless sink drainer unit with a chrome mixer tap set in a contrasting work surface, eye level cupboard housing the 'ALPHA EVOKE 28NX' boiler. Further complimented with a PVC double glazed window to the side elevation, gas central heating radiator and tile affect vinyl flooring.



Bedroom One

11'7" x 10'10" (3.543m x 3.304m)

Featuring a front aspect with built in storage, PVC double glazed window to the front elevation and gas central heating radiator.

Bedroom Two

10'8" x 9'10" (3.256m x 3.017m)

Featuring a rear aspect with a PVC double glazed window to the front and a gas central heating radiator.



Bathroom

6'8" x 4'11" (2.046m x 1.517m)

Three piece suite including a panelled bath with a mixer shear and screen, pedestal wash hand basin with a chrome mixer tap and wall-mounted mirror above, and low-level WC with chrome flush. Tiled walls and flooring with gas central heating radiator and extractor fan.

Outside

Communal parking.

Council Tax

Band 'C' - £2,045.61 (2025/2026).

Local Authority

Warrington Borough Council.

Postcode

WA4 6LF.

Viewing

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