



London Road, Stockton Heath, WA4

Offers Over: £325,000

Freehold

London Road, Stockton Heath, WA4

Built in 1826 is this beautifully unique Grade II Listed TWO DOUBLE BEDROOM home, situated in the heart of Stockton Heath Village, properties like this don't come to the market often. The current owners have lovingly restored this home retaining a wealth of original features with a modern twist. An ideal purchase for professional couples, first time buyer or buy to let investors.

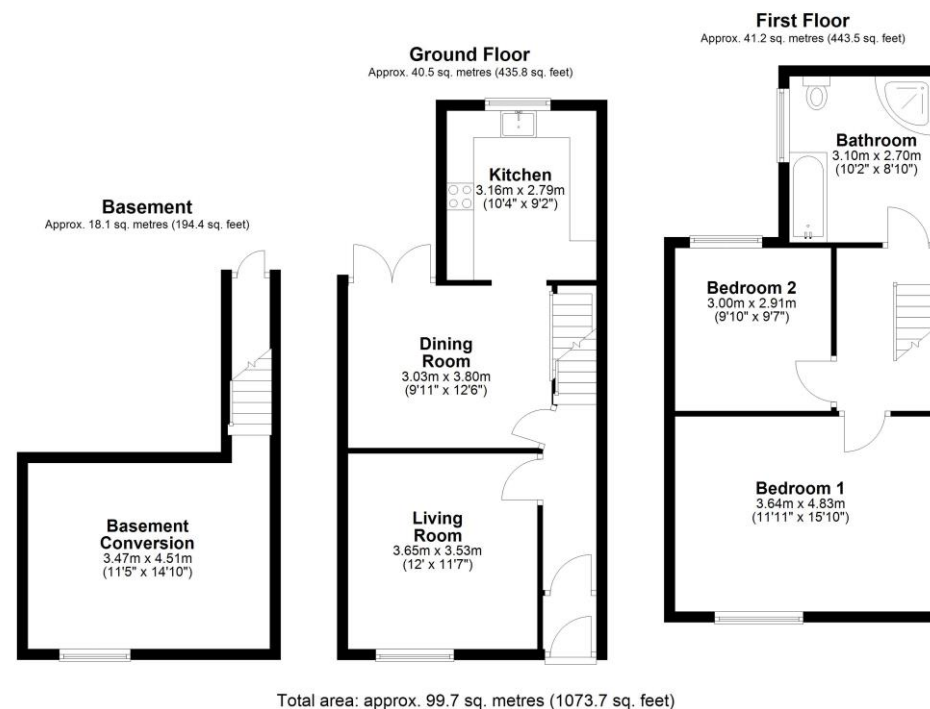
As you enter the home you're greeted by a well presented hallway with tiled flooring. The first room on your left is the living room which is lit via a large window to the front, bespoke fitted storage to either side of the chimney breast. The dining room offers a fantastic space for entertaining with patio doors leading to the rear garden and arch to the kitchen. The kitchen is fitted with a modern range of base and eye level units with wood work surfaces over, Belfast sink and space for appliances.

The properties cellars are converted to create a fantastic space which could be used as a home office/ second living space.

The first floor reveals TWO DOUBLE bedrooms, the main bedroom fitted with wardrobes and a dressing table. The bathroom is fitted with a four piece suite.

Externally to the front elevation there is a paved pathway leading to the front of the property and lawned area whilst the rear offers a private enclosed garden. With undercover decked area, raised seating area and artificial lawn. A fantastic space for gatherings and alfresco dining.

- Freehold
- EPC Grade D
- Council Tax Band A







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.