



9 Chapel Lane, Stockton Heath, Warrington, Cheshire, WA4 6LL

£1,100 PCM



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**** VIEWINGS CLOSED ****

**** IT'S ABOUT LOCATION, LOCATION, LOCATION! **** This lovely property which was previously extended to the rear and finished to a high standard, is located in a prime position. Situated in the heart of Stockton Heath village, therefore being seconds walk to all the village amenities and the added bonus of Warrington town centre being approximately 2 miles away and the M56 motorway network is approximately 3 miles away also. Property comprises: Living room, large dining area which leads to a stunning kitchen with integrated appliances and patio doors leading to a nice sized easily maintainable garden. To the first floor will be found 2 double bedrooms and a bathroom with shower over bath. The property benefits from gas central heating, double glazing. Available end of February. UNFURNISHED.

Description

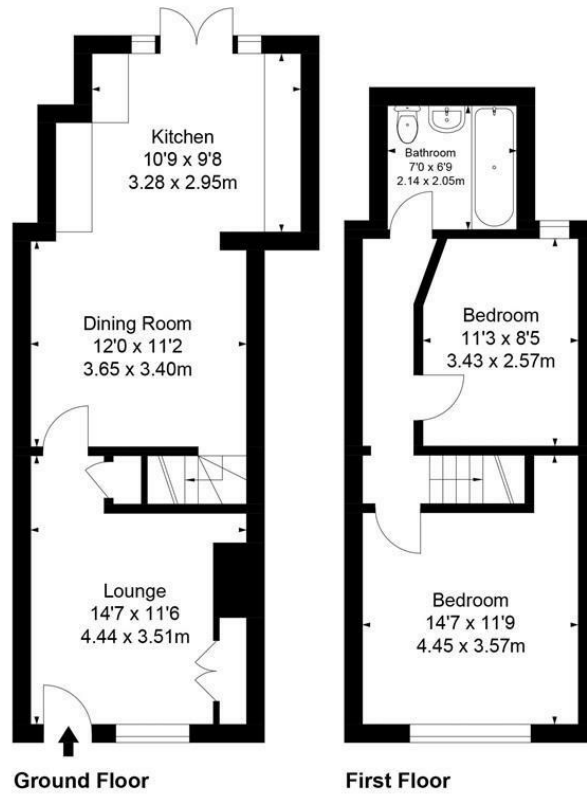


Unfurnished
Council Tax Band: A
Available: 26th July 2024

Floor Plans

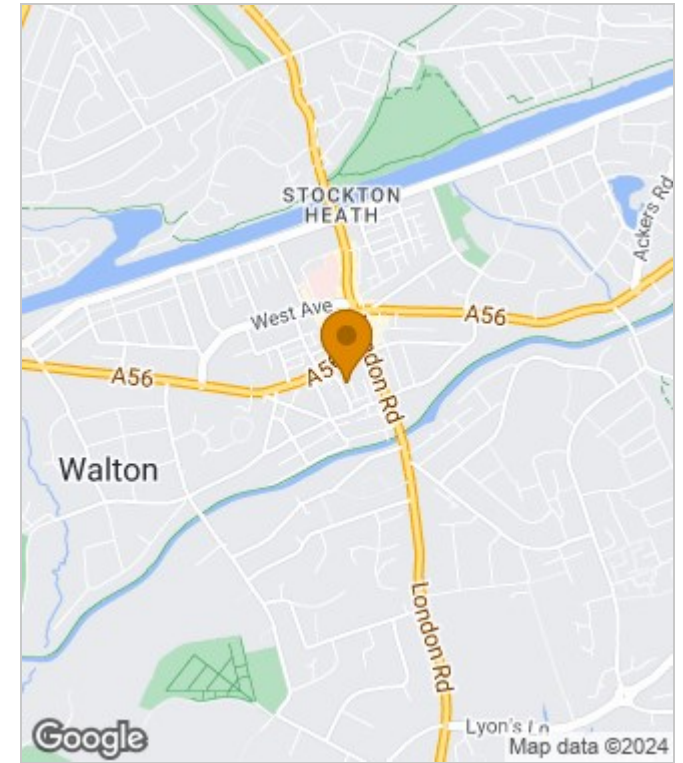
Chapel Lane, Stockton Heath

Approximate Gross Internal Area :-
 Ground Floor :- 40.27 sq m / 434 sq ft
 First Floor :- 33.37 sq m / 359 sq ft
 Total :- 73.64 sq m / 793 sq ft



Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only

Area Map



Energy Performance Graph

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

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