



## Beech Road, Stockton Heath Warrington

Family Home • Canal-Side Views • Characterful Edwardian Property • Detached Garage • Spacious Living Area  
• Three Generously Sized Bedrooms • No Onward Chain • Village Location • Close to Local Amenities • Utility Room



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

The property opens into a welcoming hallway, leading to a bright bay-fronted lounge filled with natural light, creating a warm and inviting atmosphere. This flows seamlessly into a well-proportioned dining area with an open-plan feel, perfect for both everyday living and entertaining guests.

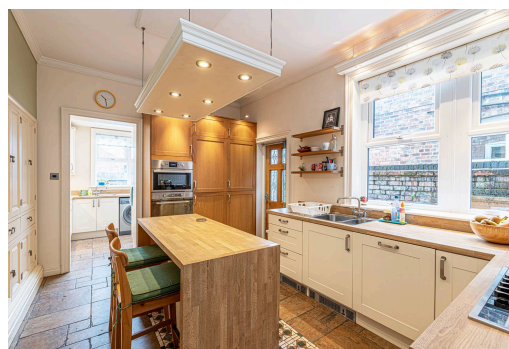
To the rear is a spacious farmhouse-style kitchen, complete with a central island, ample storage, and integrated appliances. From the kitchen, a separate utility room provides additional storage and practical workspace, along with pleasant views of the garden. The ground floor is finished with a modern WC and useful storage spaces.

Upstairs, a generous landing leads to two double bedrooms and a family bathroom featuring a four-piece suite with a freestanding bath. The master bedroom benefits from fitted wardrobes and three windows offering peaceful canal-side views.



## GARDEN

To the rear of this home, you will find a generous garden, ideal for soaking up the summer sun, hosting family gatherings, and creating lasting memories. The property also benefits from a detached garage offering valuable additional storage, along with a neat front garden that enhances the home's welcoming appeal.



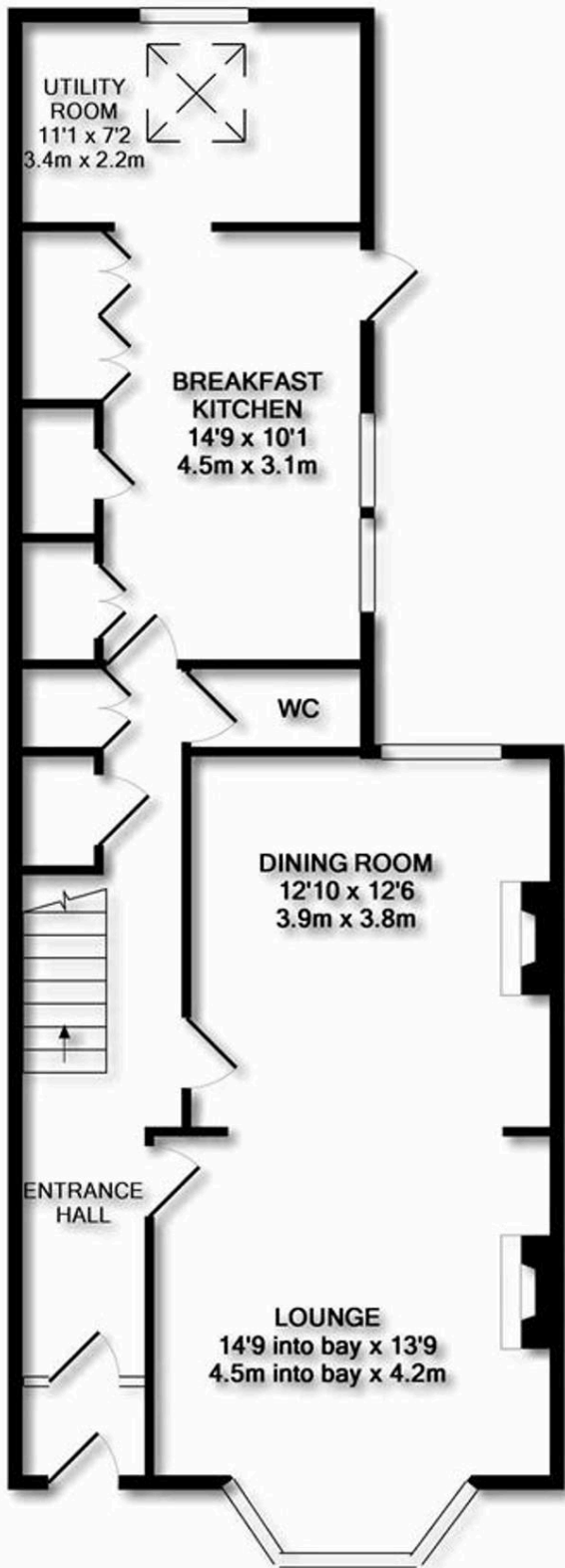
## LOCATION

Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. It boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep, offering anything from a casual and relaxed setting to a more cosmopolitan night out. The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools.

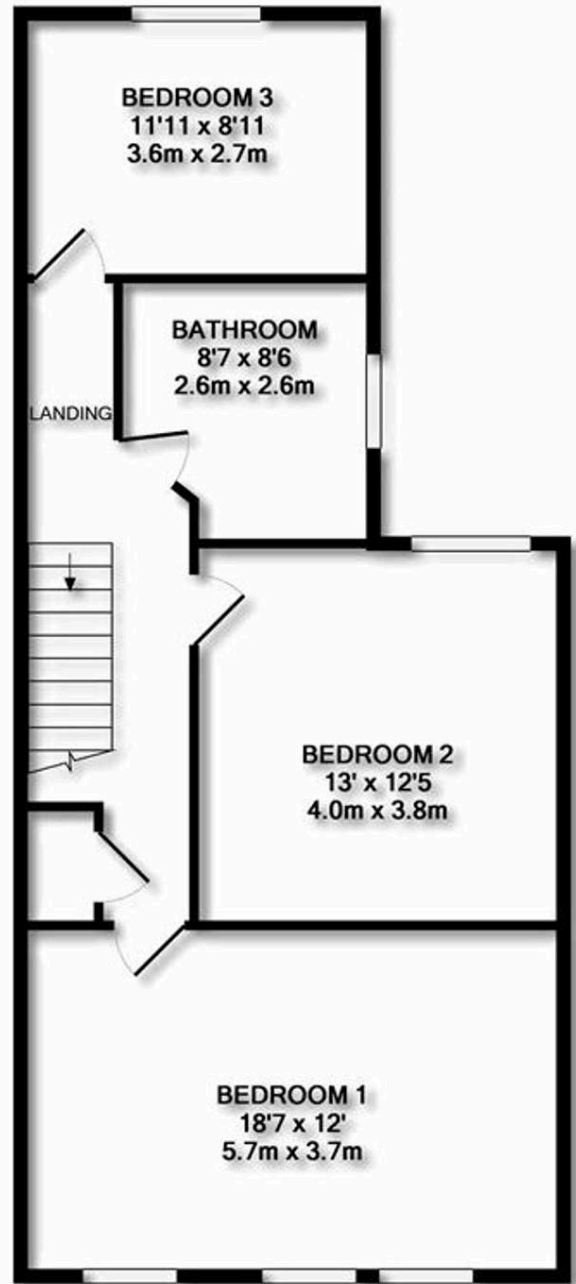
## GENERAL INFORMATION

- › Council Tax band: D
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: D





GROUND FLOOR  
APPROX. FLOOR  
AREA 763 SQ.FT.  
(70.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 663 SQ.FT.  
(61.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1426 SQ.FT. (132.5 SQ.M.)  
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**Note:** These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.

