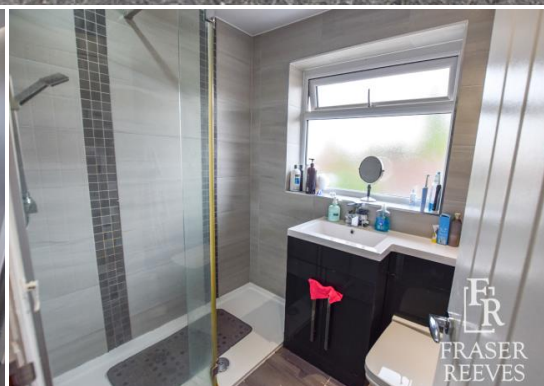




STONEHAVEN DRIVE
FEARNHEAD
WA2 0SR



STONEHAVEN DRIVE, FEARNHEAD, WA2 0SR

****EXTENDED HOME ** **CONSERVATORY AND UTILITY ROOM**** ****DRIVEWAY AND GARAGE****

A FANTASTIC OPPORTUNITY to purchase a LARGE, EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME,

occupying an enviable corner plot within the ever-popular Fearnhead area. Offering particularly generous accommodation and excellent outside space, this substantial property represents an exciting opportunity for buyers looking to create a superb long-term family home.

The property would benefit from a programme of general updating, which has been reflected within the COMPETITIVE ASKING PRICE, providing the next purchaser with the perfect opportunity to modernise and personalise the accommodation to their own taste. The extended layout offers excellent versatility, with four bedrooms and generous living space making it particularly well suited to a growing family.

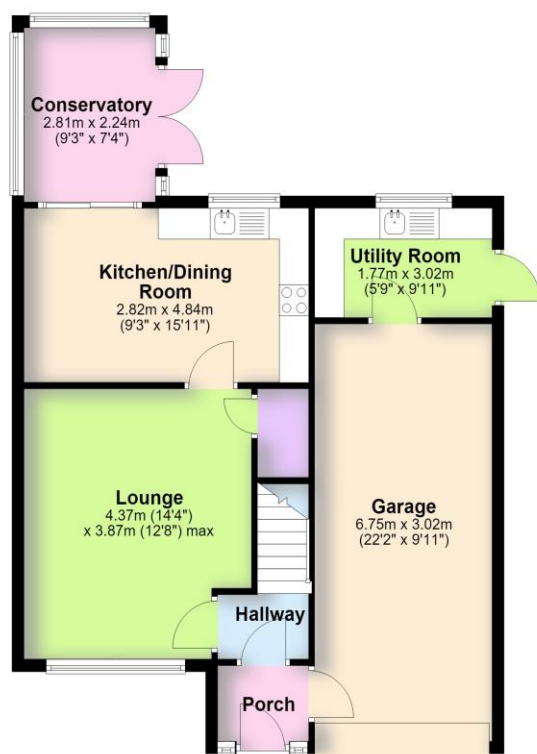
Externally, the property really comes into its own, enjoying a DOUBLE-WIDTH DRIVEWAY, a particularly WIDE REAR GARDEN together with an additional side patio area. A LARGE GARAGE provides excellent storage and parking, whilst also offering interesting potential for further extension or conversion to create additional living accommodation, subject of course to any necessary planning and building regulation approvals.

To arrange your viewing, please call Fraser Reeves on 01925 222555, email sales@fraser-reeves.co.uk or visit our office at 103 High Street, Newton Le Willows, WA12 9SL





Ground Floor



First Floor



Total area: approx. 128.3 sq. metres (1380.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are approximate interpretation for illustrative purposes only, and are not to scale. No responsibility is taken for any errors, omission, miss statement or use of data shown. Plan produced using PlanUp.

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick and tile

Heating type: Gas Central Heating

Broadband: Standard - 17mbps download, 1mbps upload, Superfast not available, Ultrafast 1800mbps download, 220 mbps upload.

Mobile Signal/Coverage: Vodafone 81%, EE 81%, O2 77%, 3 87%

Flood Risk: Very low

Conservation Area: No

Local Authority: Warrington Borough Council

Council Tax: Tax Band C

Tenure: Leasehold (125 years from 1981. Ground rent £35 per year).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL

Tel: 01925 222555

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