



**GASCOIGNE
HALMAN**

6 SULBY AVENUE, WARRINGTON

THE AREAS LEADING ESTATE AGENT

This three-bedroom semi-detached house is positioned in a convenient location, close to both Warrington town centre and Stockton Heath village. Presented in good condition, the property offers well-planned accommodation with scope for further enhancement and extending, subject to any necessary consents.

The ground floor features a good size entrance hallway with two separate reception rooms. The lounge includes a feature fireplace, while the dining room enjoys a pleasant garden view, providing defined spaces for living and dining. There is kitchen to the rear with door to the driveway.

Upstairs, there are three bedrooms with the second bedroom benefiting from a built-in wardrobe, offering useful storage. A family bathroom is fitted with both bath and shower.

Externally, the property includes driveway parking and a large garage with workshop, ideal for those needing additional storage or hobby space, as well as offering potential for future adaptation.

The house is well positioned for local amenities in Warrington town centre and the popular Stockton Heath village, which offers a range of shops, cafés, restaurants and everyday services. Families and first-time buyers will appreciate the proximity to schools and recreational facilities in the wider area, including local parks and

waterside walks.

Transport links are a key benefit, with Warrington Bank Quay station nearby, providing rail services to destinations such as Liverpool, Manchester and London, with journey times to central Manchester and Liverpool typically around 30-40 minutes. Road connections are also strong, giving straightforward access to the local and surrounding areas.

LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

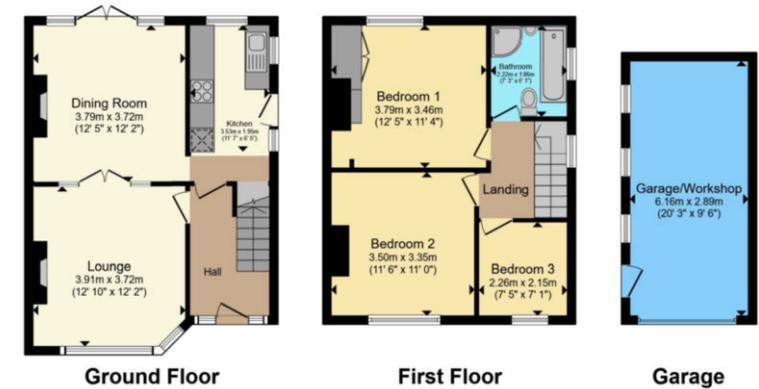
SatNav: WA4 6AH

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band C



Total floor area 101.5 sq.m. (1,092 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, WA4 6NJ

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.