



# Worsley Road, Walton, Warrington, WA4 6EJ

Offers In Region Of £325,000

3 1 2



## Well-Presented Three-Bedroom Semi-Detached Home in Sought-After Location

Ideally positioned for convenient access to Stockton Heath Village Centre, this attractive three-bedroom semi-detached home presents an excellent opportunity for buyers seeking a well-located and versatile property.

The ground floor accommodation briefly comprises an inviting entrance hall, a spacious open-plan lounge/dining area, and a kitchen breakfast room, perfect for both everyday living and entertaining.

To the first floor, a central landing provides access to three well-proportioned bedrooms and a family bathroom.

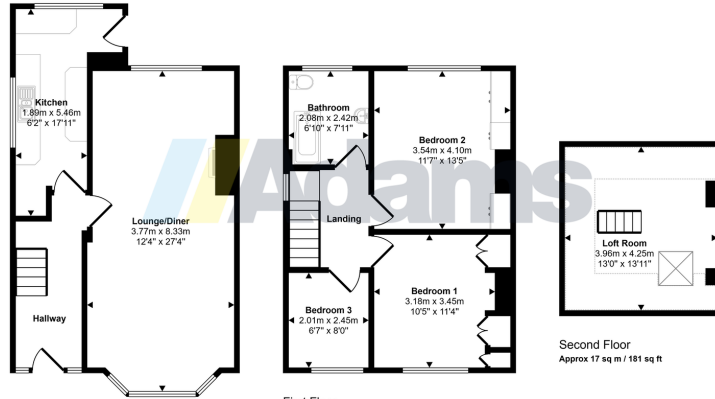
The property further benefits from a boarded loft space with a Velux window and pull-down ladder access, offering valuable additional usable space.

Externally, the home enjoys established gardens to both the front and rear, providing pleasant outdoor areas.

Early viewing is highly recommended to fully appreciate all that this property has to offer.



Approx Gross Internal Area  
111 sq m / 1194 sq ft



Ground Floor  
Approx 90 sq m / 936 sq ft

First Floor  
Approx 44 sq m / 477 sq ft

Second Floor  
Approx 17 sq m / 181 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Three Bedroom
- Traditional Semi-Detached
- Spacious Throughout
- Established Garden
- Sought After Location
- Viewing Advised
- Council Tax B
- EPC rating TBC

