



23 Stonehaven Drive, Fearnhead, Warrington, Cheshire, WA2 0SR
£320,000

Situated in the highly sought-after residential area of Stonehaven Drive, Fearnhead, Warrington, this beautifully presented and substantially extended three-bedroom semi-detached family home offers spacious and versatile accommodation throughout. Having been extended on two occasions, the property is ideal for modern family living and benefits from PVC double glazing, gas central heating, a newly fitted kitchen, and a modern ground-floor shower room as well as family bathroom to the first floor.

Accommodation

The accommodation briefly comprises an entrance lounge, impressive open-plan kitchen/living/dining area, inner hallway with storage, and a modern shower room to the ground floor. To the first floor are three bedrooms and a contemporary family bathroom.

****Lounge**** – 3.84m x 4.13m (12'7" x 13'7")

A bright and welcoming reception room with PVC double-glazed window and radiator.

****Open-Plan Kitchen/Living/Dining Area**** – 6.58m x 5.06m (21'7" x 16'7") *Max Measurements*
A stunning family space fitted with a range of modern wall and base units incorporating integrated appliances including hob, oven and microwave. A central island provides a stylish breakfast bar and focal point for entertaining. Skylights and bi-folding doors allow an abundance of natural light and provide direct access to the rear garden.

****Inner Hallway****

Useful storage space and staircase leading to the first floor.

****Ground Floor Shower Room****

Fitted with a modern three-piece suite comprising low-level WC, wash hand basin and shower enclosure with glass screen.

****First Floor Landing****

Providing access to all bedrooms and family bathroom.

****Bedroom One**** – 2.88m x 2.72m (9'5" x 8'11")

PVC double-glazed window and radiator.

****Bedroom Two**** – 2.78m x 2.11m (9'1" x 6'11")

PVC double-glazed window and radiator.

****Bedroom Three**** – 1.97m x 3.35m (6'6" x 11'0")

PVC double-glazed window and radiator.

****Family Bathroom****

Fitted with a modern three-piece suite comprising low-level WC, wash hand basin and bath, with PVC double-glazed window and radiator.

****Externally****

The property is situated on an attractive plot with gardens to both the front and rear. To the front, a driveway provides off-road parking alongside a lawned garden area. A paved pathway leads to the enclosed rear garden, which features a raised patio seating area, lawn, timber fencing and a substantial workshop/shed. The rear garden enjoys a good degree of privacy and is not overlooked, making it an ideal space for families and outdoor entertaining.

Early viewing is highly recommended to fully appreciate the size, quality and versatility of the accommodation on offer and to avoid disappointment.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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