



**GASCOIGNE  
HALMAN**

10 SOUTHERN STREET, STOCKTON HEATH,  
WARRINGTON

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THE AREAS LEADING ESTATE AGENT



## 10 SOUTHERN STREET, STOCKTON HEATH, WARRINGTON

**Situated just a stone's throw from the heart of Stockton Heath village and its excellent range of amenities, this three-bedroom semi-detached home is offered for sale with no onward chain. Boasting a generous rear garden and off-road parking, the property offers fantastic potential in a highly sought-after location.**

In brief, the accommodation comprises an entrance porch leading into a welcoming hallway with stairs to the first floor and a convenient downstairs WC. To the front of the property, the spacious lounge features a large bay window, allowing for plenty of natural light, along with a gas living flame fireplace. A separate dining room benefits from a further gas fireplace and provides access via double doors to the conservatory, as well as to the separate kitchen. The kitchen is fitted with a matching range of wall and base units, offering ample storage and workspace, with space for a range of appliances and a door providing side access. The elevated conservatory enjoys attractive views over the mature rear garden, creating a peaceful space to relax and enjoy the surroundings. To the first floor are three bedrooms, two of which benefit from fitted wardrobes, together with a shower room. Externally, the property offers driveway parking to the front, while the generous rear garden is a particular feature, boasting mature planting, well-established borders and a variety of seating areas, providing an ideal setting for outdoor enjoyment.





Early viewing is highly recommended to fully appreciate the property's superb location, spacious accommodation and beautiful rear garden.

### 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 6JW

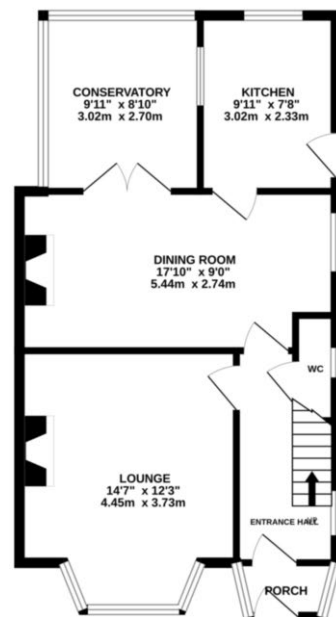
### TENURE

Freehold

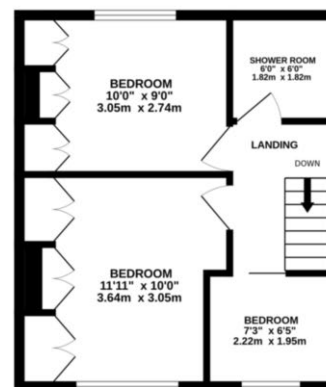
### LOCAL AUTHORITY

Warrington BC - Council Tax Band C

GROUND FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## STOCKTON HEATH OFFICE

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