



## Orchard Street, Stockton Heath Warrington, Cheshire

No Onward Chain • Excellent Location • Generous Living Space • Move In Ready • Two Bedrooms • Close To Local Amenities • Investment Opportunity • First Time Buyers • Three Piece Bathroom • Transport Links



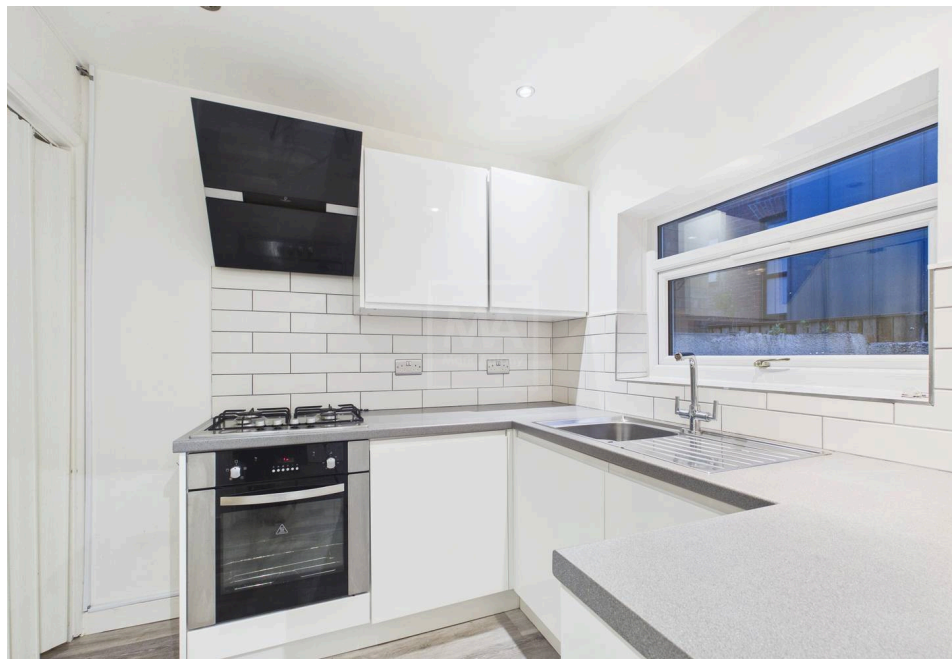
**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Entrance to the property is via a bright and welcoming hallway that leads through to a spacious open-plan lounge and dining area. The lounge benefits from a range of built-in storage solutions, while the dining space enjoys pleasant views over the outside space, creating an ideal setting for both relaxing and entertaining. To the rear of the property, the modern kitchen offers ample storage and generous worktop space, with convenient access to the yard. Upstairs, there are two well-proportioned bedrooms, both filled with natural light and offering excellent storage options. Completing the first floor is a sleek, contemporary bathroom suite.

Offered as a true blank canvas, this property presents an excellent opportunity for both investors and first-time buyers looking to put their own stamp on a home.

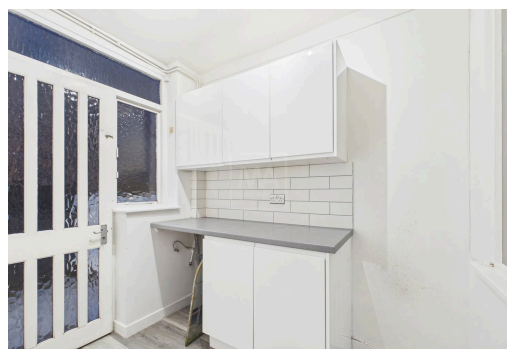


## EXTERIOR

To the rear, the property offers a low-maintenance yard, creating a practical and enjoyable outdoor space with minimal upkeep required. To the front of the property, there is ample on street parking.

## LOCATION

Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. It boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep, offering anything from a casual and relaxed setting to a more cosmopolitan night out. The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools.

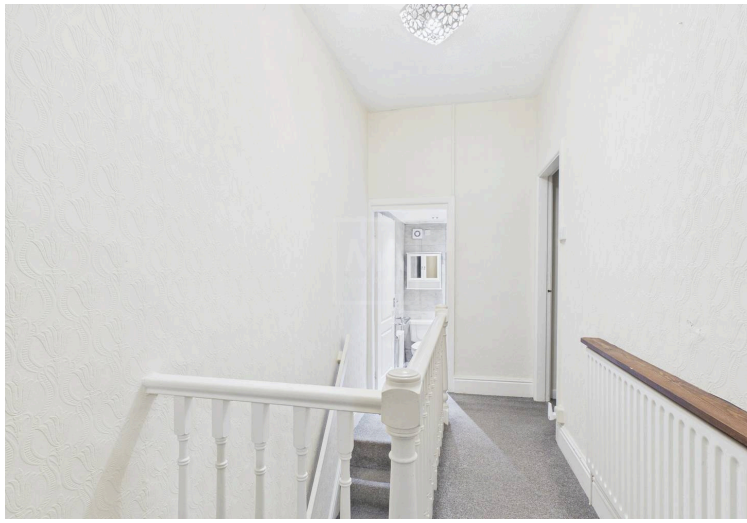


## GENERAL INFORMATION

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





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### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please use Street or contact us to arrange a viewing.

### CONTENTS, FIXTURES & FITTINGS

Not included in the asking price. Items may be available under separate negotiation.



**Note:** These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



Warrington's Highest Rated Agent

