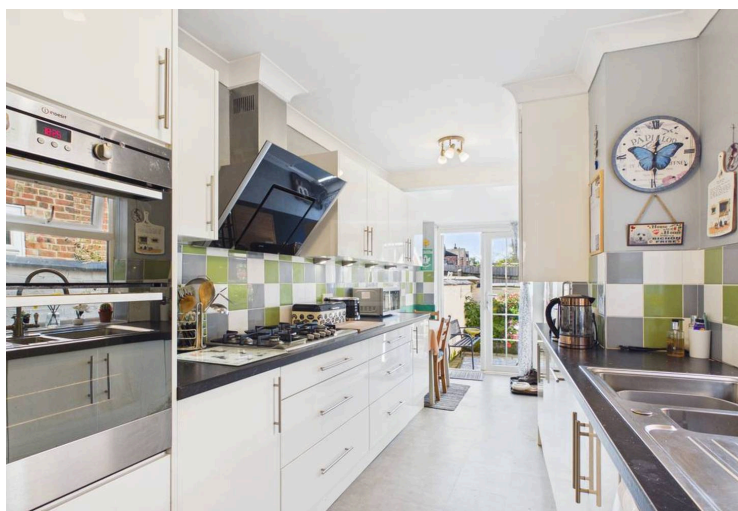
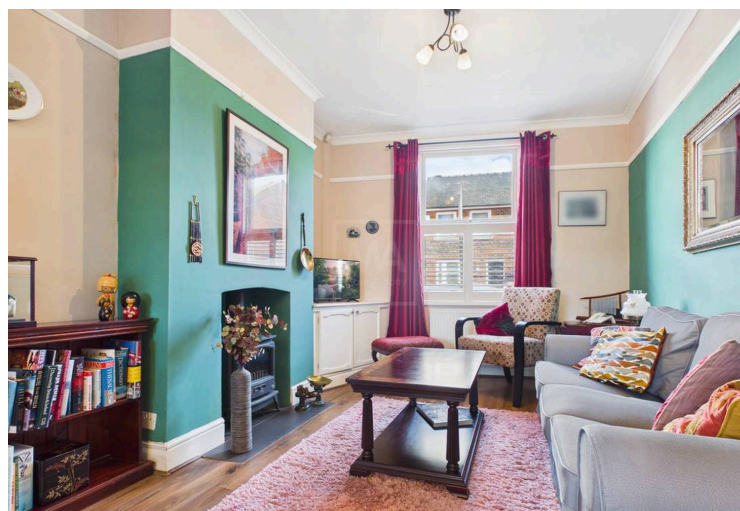




Farrell Road, Stockton Heath Warrington, Cheshire

Ideal for First Time Buyers • Stockton Heath Location • Two Bedrooms • Open Plan Lounge Diner • Gated Front Entrance • Walking Distance to the Village • Rear Garden • Close To The Canal • Modern Kitchen • No Onward Chain

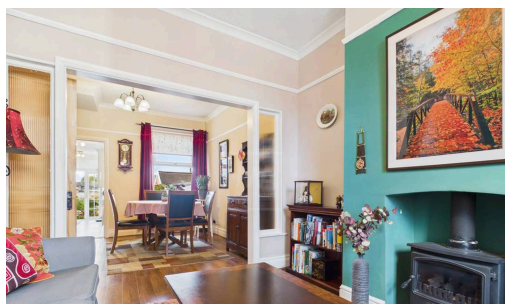
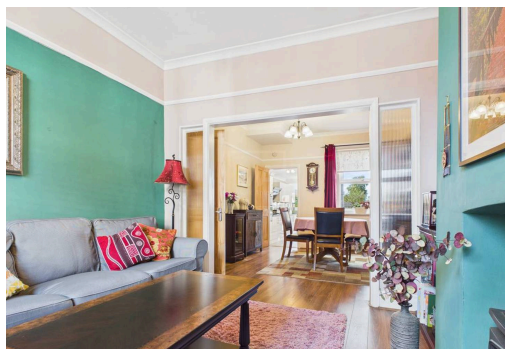


Mark Antony
SALES & LETTING AGENTS



INTERIOR

Located in the heart of sought-after Stockton Heath, this beautifully presented two bedroom terraced house offers an exceptional opportunity for first-time buyers or those seeking a stylish, low-maintenance home in a prime location. The property welcomes you with a secure gated front entrance, leading into a spacious and inviting open plan lounge diner, perfect for both relaxing and entertaining guests. The modern kitchen is thoughtfully designed with contemporary fittings and ample storage. Both bedrooms are generously proportioned with plenty of natural light. The bathroom is finished to a high standard, featuring modern fixtures and a clean, neutral decor. Situated within walking distance to the vibrant village centre, residents will benefit from easy access to a wide range of amenities, including shops, restaurants, cafes, and excellent transport links. This property is perfectly placed for those who value convenience and a lively community atmosphere, while still offering a peaceful retreat from the bustle of daily life.



Early viewing is highly recommended to fully appreciate the quality and space on offer.

GARDEN

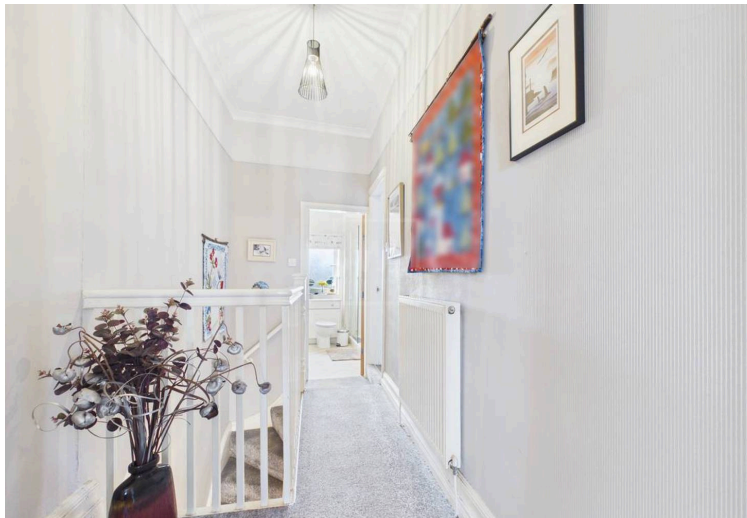
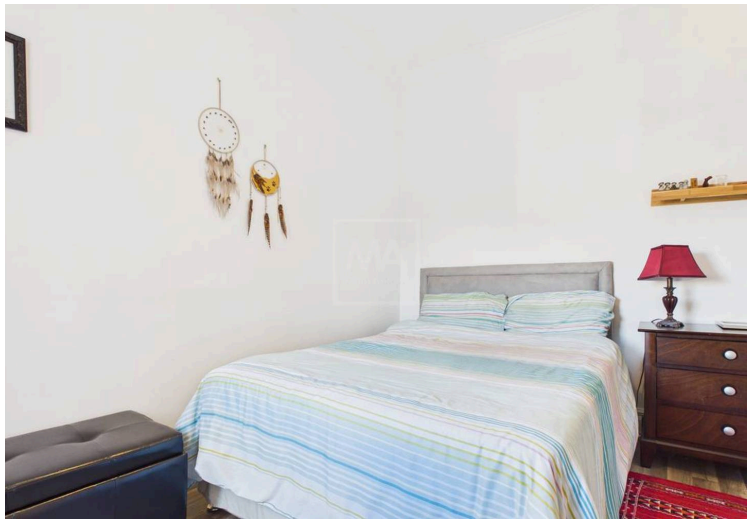
Enjoying a sunny aspect, the rear garden is a superb low-maintenance outdoor space, fully paved to provide the perfect setting for relaxing, entertaining and al fresco dining. Offering plenty of room for outdoor furniture, it creates a private and inviting spot to enjoy the sunshine throughout the day.

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. The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.

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

