



Whitefield Road, Stockton Heath Warrington, Cheshire

Village Location • Close to Local Amenities • No Onward Chain • Spacious Lounge • Parking To Rear • Lift Access • Pets Allowed • Ground Floor Apartment



Mark Antony
SALES & LETTING AGENTS



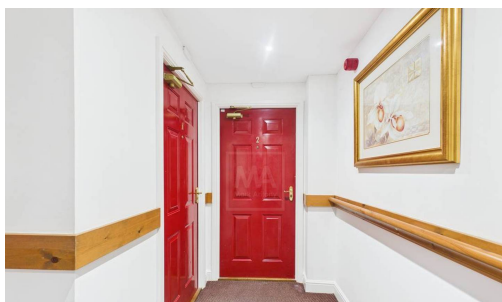
INTERIOR

Upon entering, you are greeted by a spacious lounge that provides ample room for both relaxation and entertaining, with neutral décor that allows you to personalise the space to your own taste. The modern kitchen is thoughtfully designed with ample storage and preparation space, making it practical for every-day living. The generously sized double bedroom benefits from plenty of natural light and offers a peaceful retreat at the end of the day. The spacious bathroom provides practicality. Additional features of this attractive property include convenient lift access.



GARDEN

In addition, you are provided with the added benefit of parking. This property offers an excellent opportunity for buyers seeking a comfortable and convenient home in a popular village location. Ideally positioned close to a range of local amenities, this property is perfect for those who value easy access to shops, cafes, and essential services, all within walking distance.



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

- Tenure: Leasehold
- EPC Energy Efficiency Rating: C
- EPC Environmental Impact Rating: B

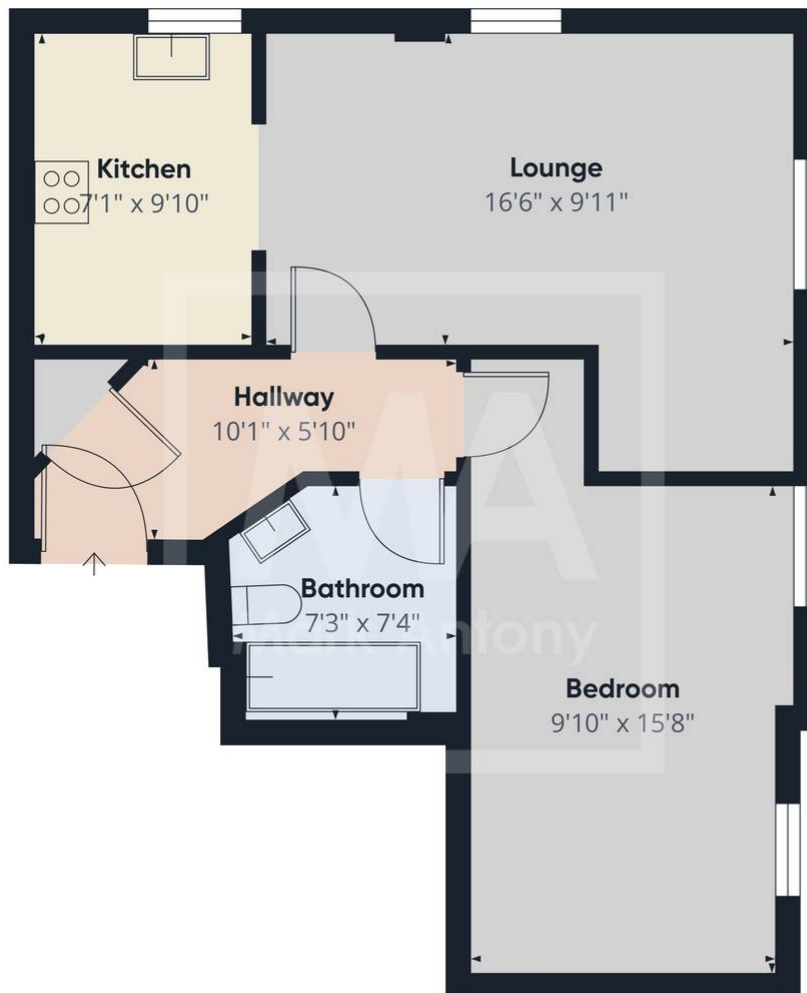




Tel: 01925 267070

Web: www.MarkAntonyEstates.com

Email: Office @ MarkAntonyEstates.com



Approximate total area⁽¹⁾
553 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

