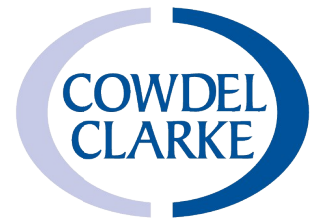


The Heath



FANTASTIC CONVENIENT LOCATION NEAR TO STOCKTON HEATH - WITH A MODERN KITCHEN AND BATHROOMS. This property is in a cul de sac on a modern development. This well presented property benefits from a lounge, dining kitchen which is fitted with contemporary units and appliances which include, a hob, oven, fridge freezer, and washing machine. A Master bedroom with en-suite facility, two further bedrooms and a bathroom with a stylish white three piece suite. The property has Gas central heating and is double glazed throughout. Driveway parking, a garden with a useful shed and patio and a decked area. **AVAILABLE NOW - UNFURNISHED.**

£1,250 Per Month



Tel: 01925 600 200

The Heath Doulton Close



Accommodation

Ground Floor

Entrance Hallway

5'8" x 3'5" (1.752m x 1.049m)

Accessed through a 'Composite' door leading to the;

WC

5'8" x 3'1" (1.752m x 0.941m)

Two piece suite including low level WC and a pedestal wash hand basin with tiled splashback and chrome mixer tap in addition to the wood effect vinyl flooring.

Lounge

15'9" x 13'8" (4.806m x 4.181m)

A light and airy room featuring PVC double glazed bay window to the front elevation, television point, ethernet point, wall mounted thermostat and two gas central heating radiators.

Dining Kitchen

15'9" x 10'7" (4.806m x 3.241m)

Onwards to the dining kitchen you are greeted with a generous kitchen space, accompanied by a range of Zanussi appliances. These include a Fridge Freezer, Dishwasher, Washing Machine and a 4-ring gas hob with oven and grill. Within this kitchen you will find a chrome sink with a double basin and chrome mixer tap. Further complimented with PVC double glazed window to the rear and PVC double glazed 'French' doors leading to the garden.

First Floor

Landing

9'9" x 3'7" (2.983m x 1.101m)

Bedroom One

11'7" x 10'2" (3.555m x 3.111m)

Featuring a front aspect with a built in storage cupboard, PVC double glazed window to the front elevation, television point, gas central heating radiator with direct access to the;

En-Suite

5'8" x 5'2" (1.751m x 1.595m)

Three piece suite including a standing shower, wash hand basin with chrome mixer tap with a low level WC with a chrome 'push button' flush. Part tiled walls with wood effect vinyl flooring, gas central heating radiator and PVC double glazed frosted window to the front elevation.

Bedroom Two

8'9" x 8'9" (2.692m x 2.668m)

Featuring a rear aspect with a PVC double glazed window to the rear elevation and gas central heating radiator.

Bedroom Three

8'9" x 6'6" (2.668m x 1.995m)

Again located to the rear, including a PVC double glazed window to the rear elevation and gas central heating radiator.

Bathroom

6'2" x 6'1" (1.894m x 1.869m)

Three piece suite including a panelled bath with a chrome mixer shower head and screen, wash hand basin with a chrome mixer tap and low level WC with chrome flush. Part tiled walls and a wood effect vinyl flooring.

Outside

To the rear, there is an enclosed garden laid to lawn with a flagged pathway, storage shed and decking area, whilst to the front there is a driveway parking for two vehicles.

Council Tax

Band 'C' - £2136.03 (2025/2026)

Local Authority

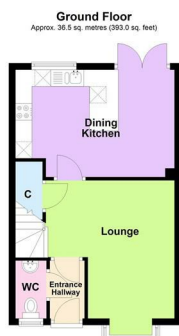
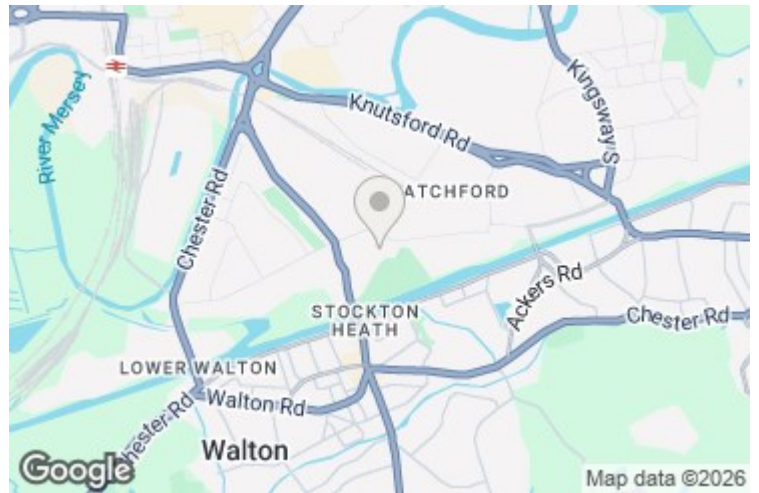
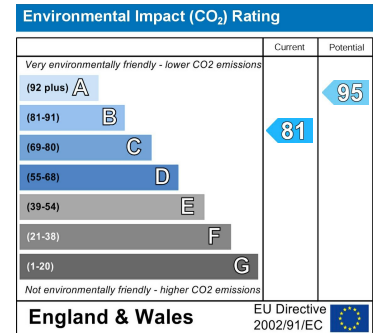
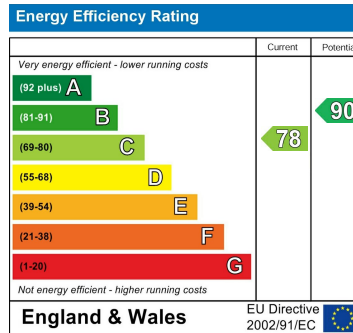
Warrington Borough Council

Postcode

WA4 6FS

Viewing

Strictly by prior appointment with Cowdel Clarke.



Total area: approx. 72.7 sq. metres (782.5 sq. feet)