



Summerville Gardens, Stockton Heath

Warrington Cheshire

Detached • Five Bedrooms • No Onward Chain • South Facing Garden • Integrated Double Garage • Freehold Title • Two Bathrooms And W.C • Excellent Location • Three Reception Rooms • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering the property, you are welcomed by a spacious entrance hallway that immediately sets the tone for the generous accommodation throughout. The impressive lounge is beautifully proportioned and features French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. Continuing through the home, the dining room provides a versatile space for both formal entertaining and family meals, with its own French doors leading directly to the garden. Adjacent to the dining room, the well-appointed kitchen offers an excellent range of worktop and storage space, complemented by a selection of integrated appliances. A separate utility room provides additional practicality and convenience. Completing the ground floor is a useful W.C. and a further reception room, currently arranged as a home study, offering flexibility to suit a variety of lifestyles. The first floor is accessed via a spacious landing, leading to five well-proportioned bedrooms, each filled with natural light.



Four of the bedrooms benefit from built-in wardrobes, while the principal bedroom enjoys the luxury of a stylish four-piece en-suite bathroom, providing the perfect place to unwind. The remaining bedrooms are served by a well-appointed four-piece family bathroom.

EXTERIOR

Externally, the property enjoys a beautifully maintained and private South Facing rear garden, predominantly laid to lawn and bordered by an abundance of mature trees, shrubs and established planting, creating a peaceful and secluded setting. A generous paved patio spans the rear of the property, providing the ideal space for outdoor dining, entertaining or simply relaxing whilst enjoying the tranquil surroundings. The garden offers an excellent balance of lawn and patio space, making it perfectly suited to both families and keen gardeners alike. To the front, the property also benefits from access to the integrated garage, and spacious driveway.



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:

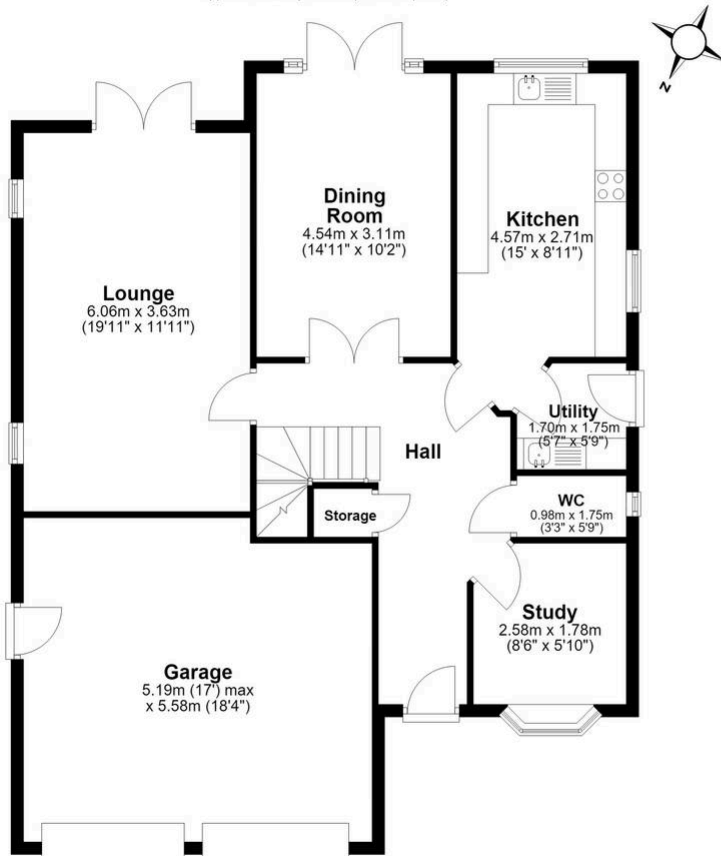
- › Council Tax band: G
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: D





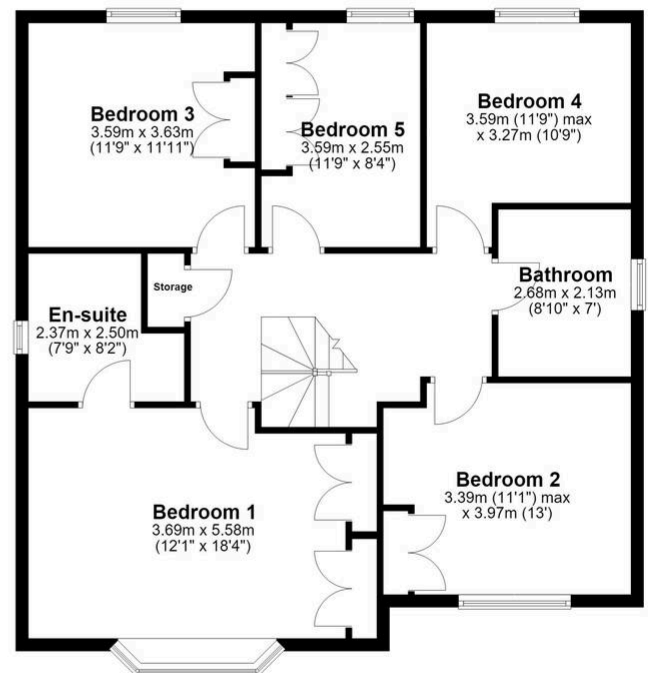
Ground Floor

Approx. 106.3 sq. metres (1144.4 sq. feet)



First Floor

Approx. 92.6 sq. metres (996.2 sq. feet)



Total area: approx. 198.9 sq. metres (2140.6 sq. feet)

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.