



Wedgwood Drive, Stockton Heath Warrington, Cheshire

Freehold Title • No Onward Chain • Driveway Parking • Semi Detached • Private Positioning • Three Bedrooms
• Sunroom And Separate Lounge • New Boiler With 4 Year Warranty • Modern Throughout • Excellent Location



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Upon entering the property, you are welcomed by a bright and airy entrance hallway. To the right, the spacious main lounge is bathed in natural light from a beautiful bay window and enjoys a pleasant sense of privacy thanks to the property's enviable position. Continuing through the home, you will find a stylish open-plan kitchen and dining area, perfectly suited to modern family living. The contemporary kitchen is fitted with a range of sleek cabinetry, offering generous worktop and storage space, along with integrated appliances. The adjoining dining area provides an ideal setting for both everyday meals and entertaining. Internal doors lead through to the sunroom, creating a seamless connection between the indoor living space and the garden, perfect for enjoying indoor-outdoor living throughout the year. The ground floor is further complemented by a convenient WC. Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefitting from built-in wardrobes. Completing the first floor is a beautifully upgraded contemporary bathroom.



EXTERIOR

The landscaped rear garden has been designed with both style and practicality in mind, featuring an expansive porcelain paved terrace ideal for entertaining, complemented by a low-maintenance artificial lawn. Contemporary fencing enhances the sense of privacy, while the secluded aspect creates a tranquil setting to enjoy throughout the seasons. With direct access from the sunroom, this attractive outdoor space is perfectly suited to modern indoor-outdoor living. To the front, the property benefits from further privacy with a green front aspect as well as a generous sized driveway for ample off road parking.



LOCATION

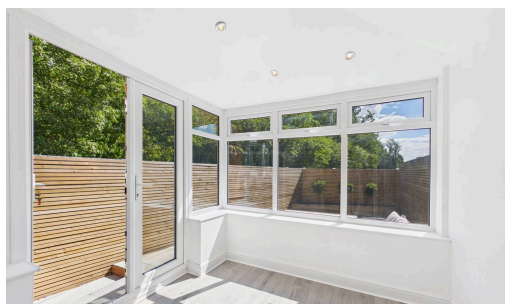
Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. It boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants 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.

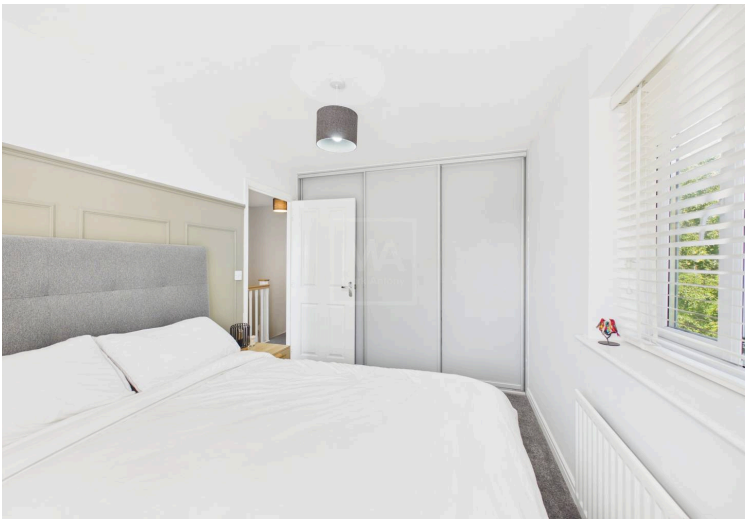
GENERAL INFORMATION

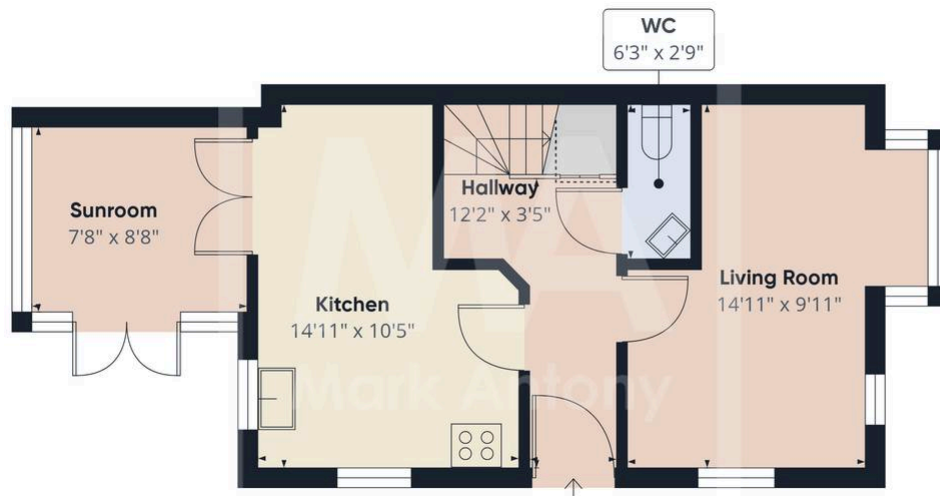
Council Tax band: C

Tenure: Freehold

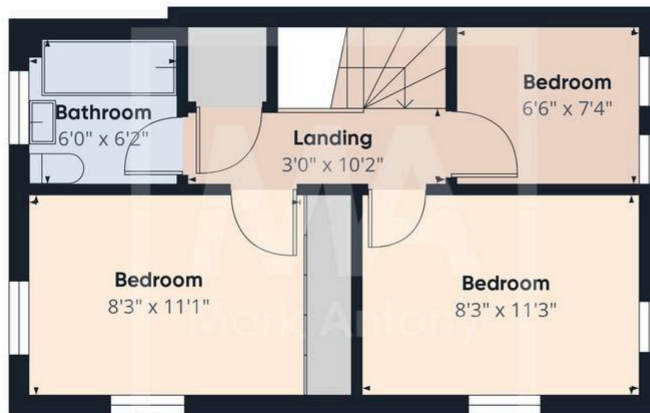
EPC Energy Efficiency Rating: C







Ground Floor



Floor 1



Approximate total area^m
774 ft²

Reduced headroom
6 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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.