



7 Chapel Lane, Stockton Heath, Warrington

£250,000

Sought After Location • High Spec Bathroom • Two Bedrooms • Ample Downstairs Space • Integrated Appliances • Modern Kitchen • Close To Amenities • First Time Buyers • Bright and Airy • Move In Ready



Mark Antony

SALES & LETTING AGENTS



INTERIOR

Now available to view, we proudly present this stylish two-bedroom mid-terrace home offering modern living with tasteful décor throughout. Upon entry, you're welcomed by a bright, spacious lounge featuring contemporary décor, large window and a feature fireplace adding to the warmth and charm this home has to offer! The second reception room is a great size, this multi-functional space is complete with feature fireplace and patio doors to the rear yard, flooding the room with natural light. Continuing through the home you will find the newly renovated kitchen, fitted with tiled flooring, oak worktops, neutral décor. A three piece bathroom suite concludes the ground floor, this three piece suite has been tastefully finished with beautiful tiling throughout and all necessities for your daily routine in mind. Upstairs, you will find two generous sized bedrooms both flooded with natural light.



EXTERIOR

This property benefits from a low-maintenance yard with an added shed, perfect for extra storage. To the front, ample on-street 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. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.

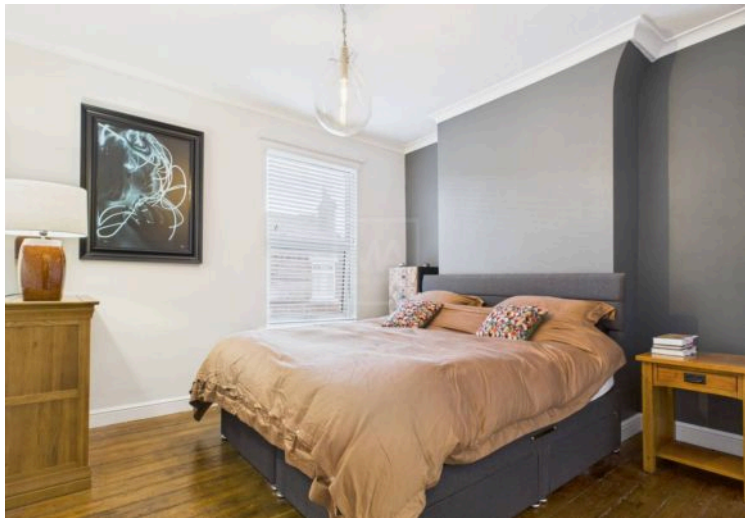
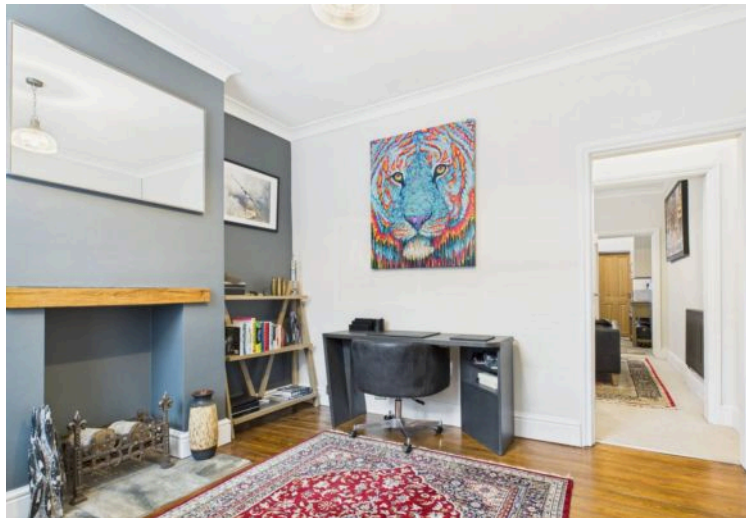


Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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Approximate total area⁽¹⁾
673 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

