



## Stanley Avenue, Stockton Heath

Edwardian Style Home • Four Bedrooms • Character Property • Driveway Parking • Detached Garage and Garden Office • Semi-Detached Family Home • Immaculately Presented • Sought-After Location • Low Maintenance Garden • Neutral Décor Throughout



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR:

Entry to the property is granted via the hallway, providing access to all areas of this home, the hallway features generous storage cupboards currently utilised for storing the washing machine and dryer. The spacious lounge sits to the rear of the home with charming views of the rear garden and a feature fireplace for added warmth and charm. The heart of the property is the stunning, fully modernised kitchen, thoughtfully designed with sleek cabinetry, quality worktops, and ample space for breakfast dining and socialising. The ground floor further benefits from a separate dining room, where a charming bay window allows natural light to pour in, creating a bright and inviting space that's perfect for both everyday dining and entertaining guests. Each room is rich in character, featuring charming fireplaces that add warmth and a sense of timeless elegance. The ground floor is thoughtfully completed with a convenient WC, enhancing the home's practicality for modern family living and guests alike. Upstairs, you'll find four well-proportioned bedrooms, each offering generous space and flexibility to suit your lifestyle.



## INTERIOR:

Bedrooms One, Two and Three are particularly spacious, easily accommodating a range of furnishings, while Bedroom Four provides the perfect setting for a home office, nursery, or guest room. The upstairs bedrooms feature fireplaces that continue the home's charm and character throughout. Completing the home is a stylish, modern family bathroom, beautifully appointed with a freestanding bath and separate shower, creating a relaxing and contemporary retreat.

## GARDEN:

The property features a private, not overlooked rear garden with a low-maintenance artificial lawn and a paved seating area, perfect for relaxing or entertaining. A versatile outbuilding, currently used as a spacious home office provides an ideal space for home working, a gym, or studio, creating a stylish and functional outdoor space.



## LOCATION:

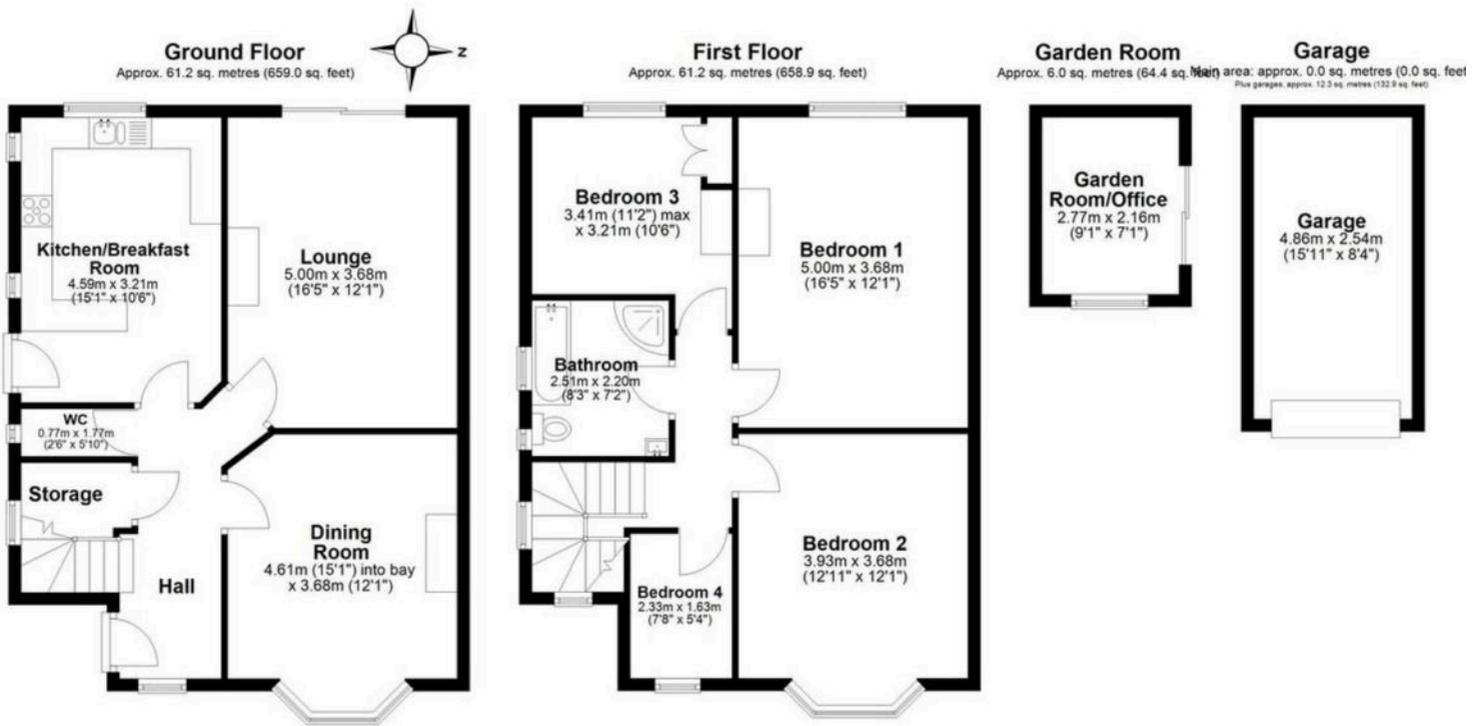
Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. It boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants 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: E
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: D







Main area: Approx. 128.4 sq. metres (1382.3 sq. feet)  
 Plus garages, approx. 12.3 sq. metres (132.9 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.