



Whitefield Road, Stockton Heath Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Semi-Detached House
- Sought After Location
- Abundance of Living Space
- Modern Kitchen
- Beautiful Lounge
- Four Double Bedrooms
- Landscaped Garden
- Off Road Parking
- Access to the shipping canal
- Family Home



DESCRIPTION

A stunning semi-detached house in the sought after location of Stockton Heath. This fabulous family home has charm and character. With an abundance of living space, this property has a modern open plan kitchen/family room, large living area and dining room. There are four double bedrooms, a family bathroom and an En-Suite. This wonderful property has a beautiful, landscaped garden, off road parking and access to the shipping canal, perfect for country walks.

Access to this spacious property is through a welcoming hallway, leading to a gorgeous living room and dining room featuring wooden fireplaces. There is a downstairs WC and utility room, as well as a contemporary kitchen/family room which leads straight to the garden. Upstairs is four double bedrooms, a family bathroom and an en-suite.

GARDEN

Sitting on a fantastic sized plot, this property enjoys an enviable position. With an amazing private, landscaped garden consisting of a well maintained lawn, beautiful patio seating area perfect for alfresco dining, surrounded by vegetation. This truly fabulous garden has access to the shipping canal, making it a great location for country walks. There is also off road parking, with a shared driveway to the side of the property.



SUMMARY OF ACCOMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 3.71m x 3.55m
- Dining Room 4.11m x 2.97m
- WC 1.03m x 1.49m
- Utility Room 2.46m x 1.49m
- Kitchen/Family Room 5.69m x 4.70m

FIRST FLOOR

- Landing
- Bedroom One 3.71m x 3.03m
- En-suite 1.53m x 1.63m
- Bedroom Two 4.11m x 3.03m
- Bedroom Three 3.59m x 2.46m
- Bathroom 2.35m x 2.33m

LOFT

- Bedroom Four 4.97m x 4.88m



SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 145Mb (Via SKY)

LOCATION

Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. Located on what was once a Roman settlement, Stockton Heath has since been home to many notable residents, including film legend George Formby.

It now 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.

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: E

Tenure: Freehold

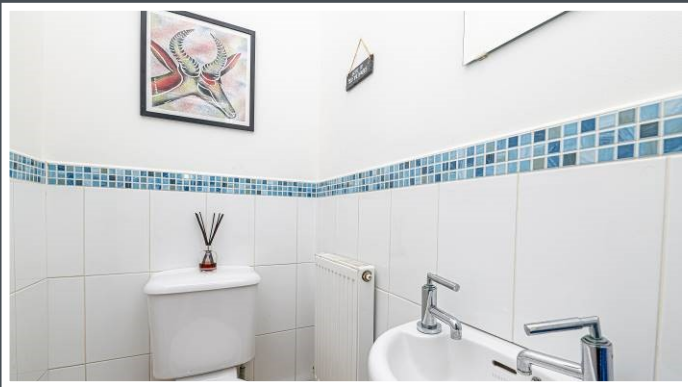
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DISTANCES

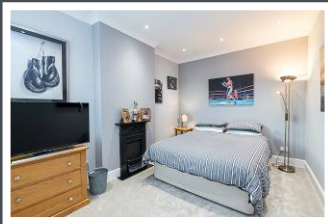
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|--------------------------|------------------|
| • Stockton Heath | 15 minute walk |
| • Walton Gardens | 1 mile walk |
| • Warrington Town Centre | 2 miles |
| • Manchester Airport | 15 miles via M56 |
| • Manchester City Centre | 18 miles via M56 |

(Distances quoted are approximate)



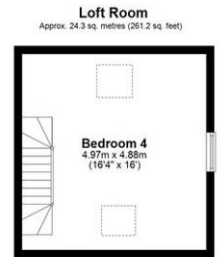
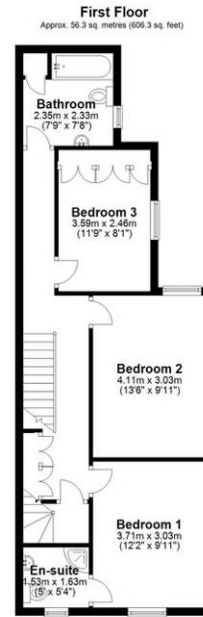
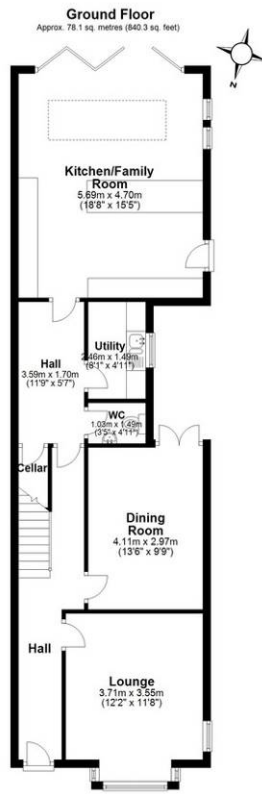




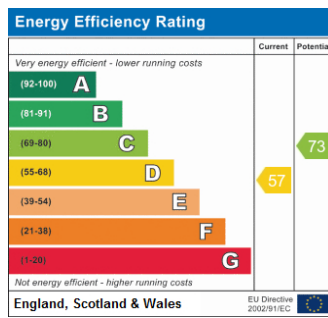


IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that 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 drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property 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 representations of fact.



Total area: approx. 158.7 sq. metres (1707.8 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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