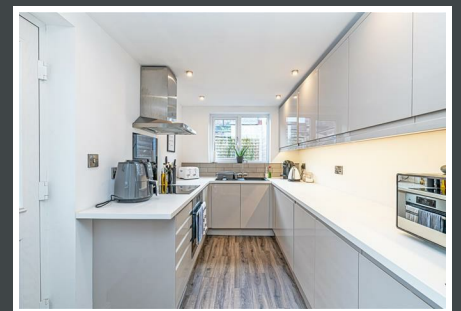




Southern Street, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Two Bedrooms
- Fully Refurbished
- Two Reception Rooms
- Close to Local Amenities
- Village Location
- Modern Kitchen
- Desirable Location
- First Time Buyers
- Traditional Terrace

DESCRIPTION

With no onward chain, we present this stylish and modern home located in the heart of Stockton Heath Village. Celebrating two bedrooms, two generously-sized reception rooms and a stunning newly-fitted kitchen. This home has been presented to an immaculate standard and is a true credit to its current owner. This is the perfect property for first time buyers and is not to be missed.

Entrance into this beautiful terrace property is via the dining room, boasting original features whilst being finished to a high modern standard as well as fitted blinds. From here you are naturally led through the oak doors to the spacious lounge, giving a very light and airy feel. Set to the back of the house, is the sleek and modern kitchen, with newly fitted integrated appliances and access to the rear yard. To the first-floor, you are presented with two good-sized bedrooms, with bedroom one featuring the original fireplace. There is also a stunning, modern bathroom with a corner shower.

GARDEN

Set within an enviable position of Stockton Heath, this property enjoys a rear south facing yard. With raised decking and boarded with fencing, this is a very private and secure outdoor space. To the front of the property there is lots of on street parking available and easy access to the village.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Dining Room 3.65m x 3.67m
- Lounge 3.18m x 3.67m
- Kitchen 3.81m x 2.16m

FIRST FLOOR

- Landing
- Bedroom One 3.65m x 3.67m
- Bedroom Two 3.18m x 1.84m
- Shower Room 2.19m x 1.70m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)

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.



DISTANCES

- Stockton Heath 2 minute walk
- Walton Gardens 1 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Liverpool City Centre 21 miles via M62
- Manchester City Centre 27 miles via M56

(Distances quoted are approximate)

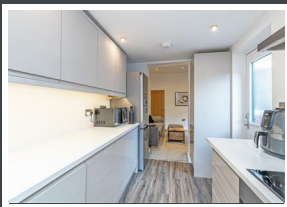
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: B
Tenure: Leasehold

Contents, Fixtures and Fittings

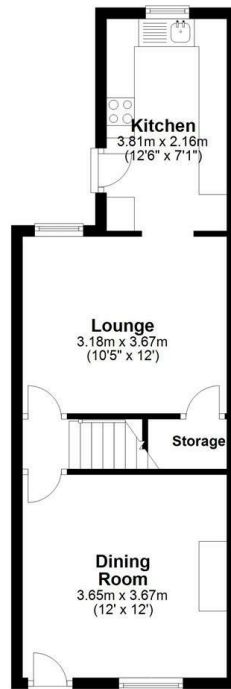
Not included in the asking price. These items may be available under separate negotiation.





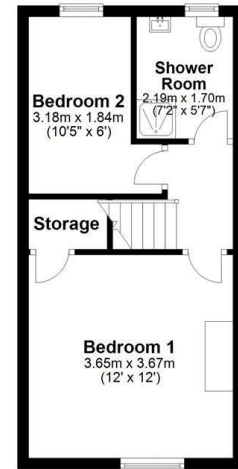
Ground Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.4 sq. feet)



Total area: approx. 66.8 sq. metres (718.8 sq. feet)



IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

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

OTHER SERVICES

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

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



Mark Antony

SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com

www.MarkAntonyEstates.com

Tel: 01925 267070