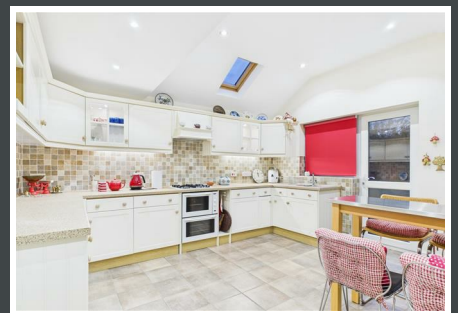




Ackers Road, Stockton Heath Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Sought-After Location
- Spacious Rooms
- Low Maintenance Garden
- Driveway Parking
- Integral Garage
- Close To Stockton Heath
- Close To Amenities
- Semi-Detached Home
- Close To Schools

INTERIOR

Available for sale with no onward chain and situated in a highly sought-after location, we present this charming three-bedroom semi-detached home that offers generous living space and endless potential. The property features a bright and spacious layout throughout, with a welcoming entrance hall leading to all areas of this home. The ground floor boasts a bright and spacious open-plan lounge and dining area, beautifully illuminated by natural light that enhances the home's inviting and homely feel, making this space the perfect place for family relaxation. The kitchen features a spacious layout with cream cabinetry, modern tiled splashbacks, and ample counter space. A skylight and spotlights fill the room with natural light, while integrated appliances and a dining area create a perfect blend of functionality and warmth—ideal for family living and entertaining. The ground floor concludes with a laundry room, WC and integral garage!

This property offers three bedrooms in total, with the first two being bright and generously sized—perfect for a main bedroom and a spacious second. The third bedroom is smaller, making it ideal for a nursery, home office, or guest room, offering flexibility to suit a variety of lifestyle needs. The first floor concludes with a family bathroom.

THIS PROPERTY IS CURRENTLY UN-REGISTERED ON LAND REGISTRY

GARDEN

The garden offers a generous outdoor space with excellent potential to create a beautiful retreat. It enjoys a private outlook, providing a safe environment for children and pets to play. Parking is available at the front of the property via the driveway.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

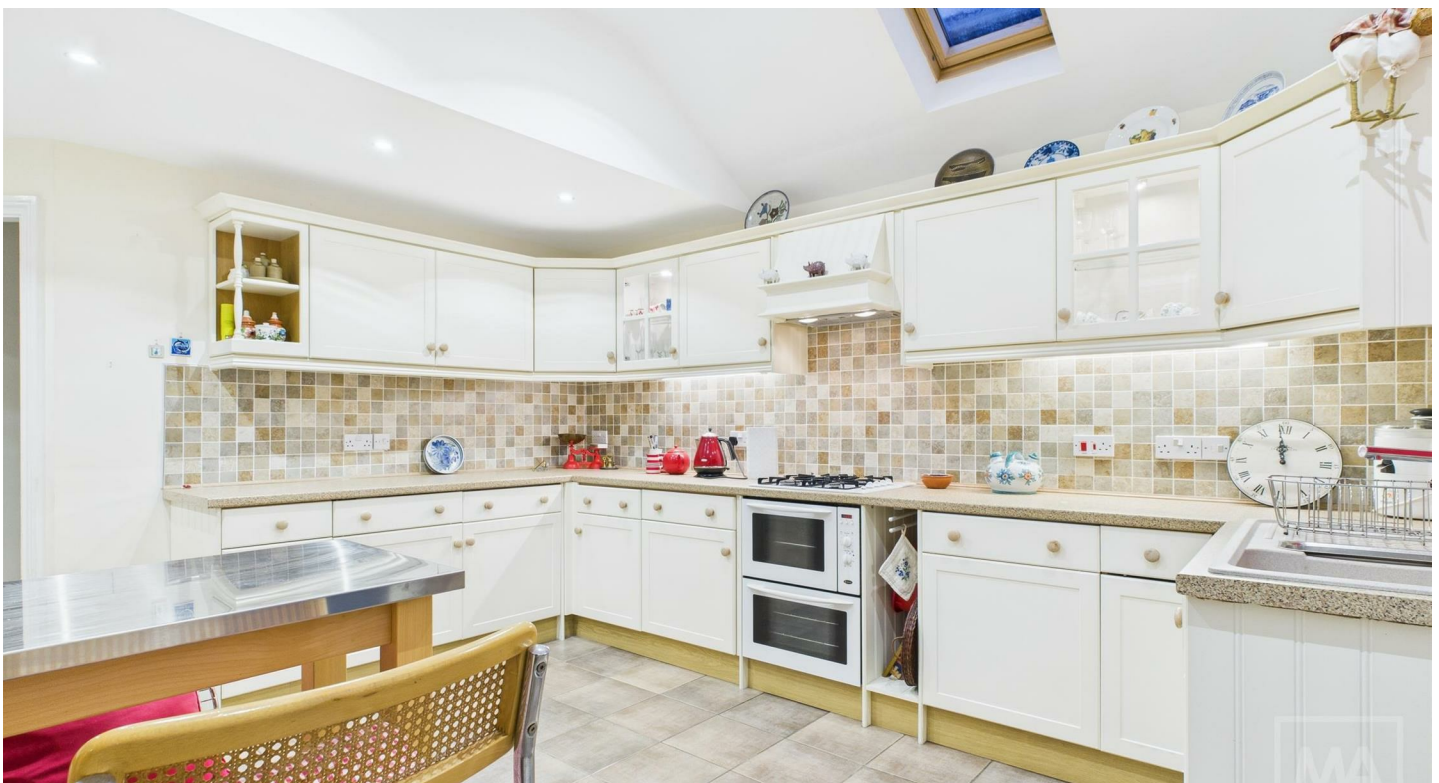
Tenure: Leasehold

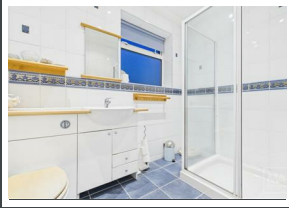
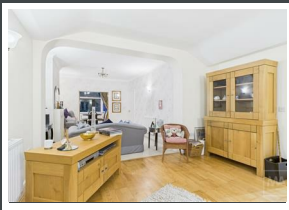
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

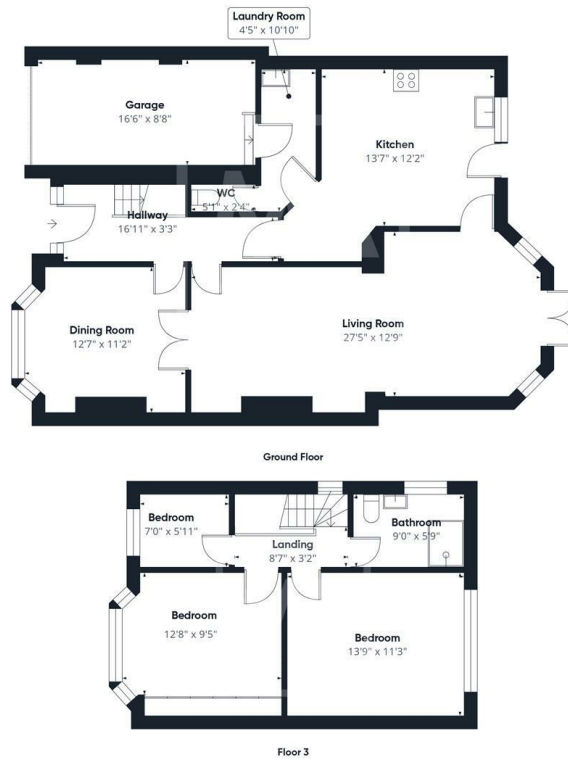
Items may be available under separate negotiation.





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.

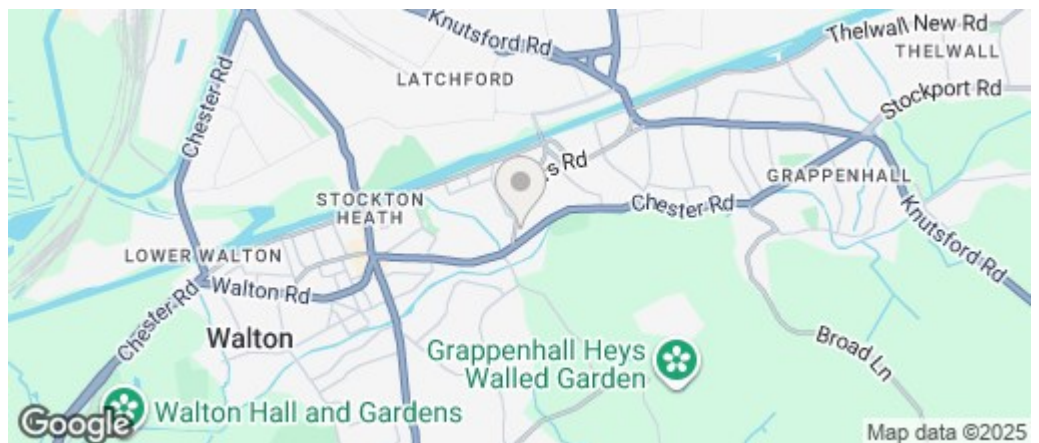


Approximate total area¹
1350 ft²

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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



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