



Brook Avenue, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Semi-Detached Home
- Landscaped Garden
- EV Charging Point
- Stockton Heath Village
- Built-In Cabinets
- Attached Garage
- Ample Parking
- No Onward Chain
- Bay Windows

INTERIOR

This beautiful property in the desirable village location of Stockton Heath is not one to miss! Upon arrival, you enter the property through a charming brick porch into the warm and inviting hallway. Flowing from here is the spacious open-plan living and dining area with and a beautiful bay window. This room is complemented by French doors opening into the garden whilst the stylish living room has been lovingly adorned with custom built cabinets and integrated shelving. The end of the hallway leads to the kitchen benefitting from lots of natural light, ample cupboard space and integrated modern appliances. Upstairs features three bedrooms, two comfortable doubles and one single room or work from home space. The largest of the double bedrooms features another beautiful bay window. Upstairs you will also find the sleek and modern bathroom offering a four piece suite with separate freestanding bathtub and shower cubicle.

EXTERIOR

The rear garden is a true highlight of this property. It has been beautifully landscaped and will remain an attractive private oasis with very little maintenance. It is paved throughout with beautiful stone, and surrounded by privacy fences and hedge growth. There is ample space for outdoor furniture, planters, and decoration. Don't miss the opportunity to make this your own outdoor retreat or entertainment spot.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 910Mb (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

Council Band: C

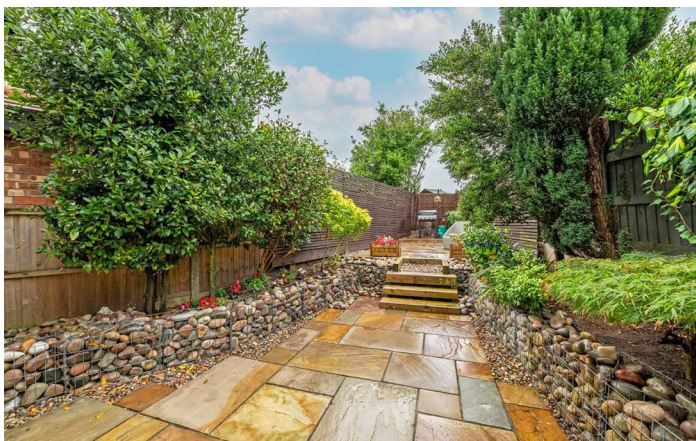
Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

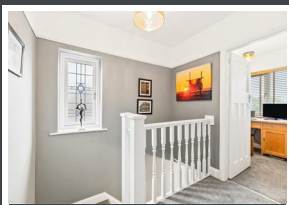
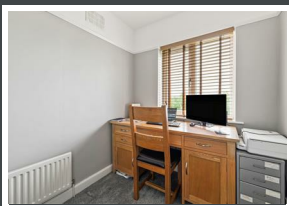
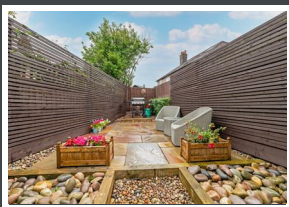
Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.





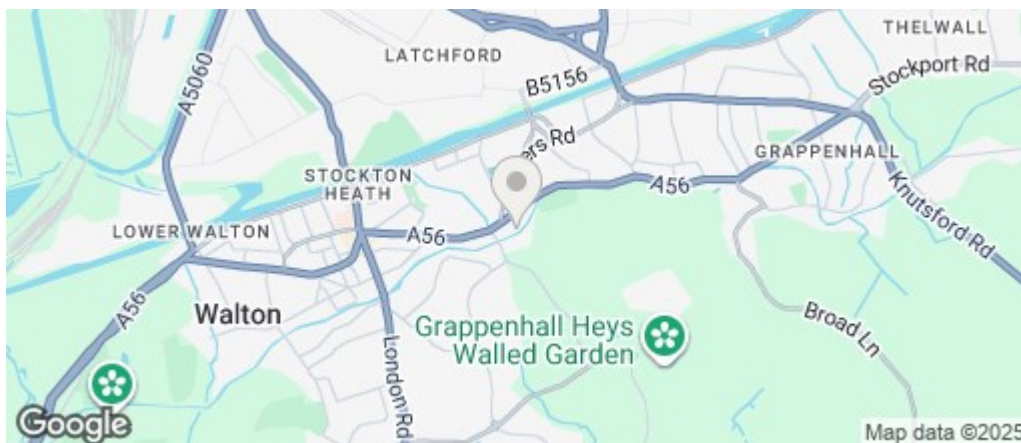
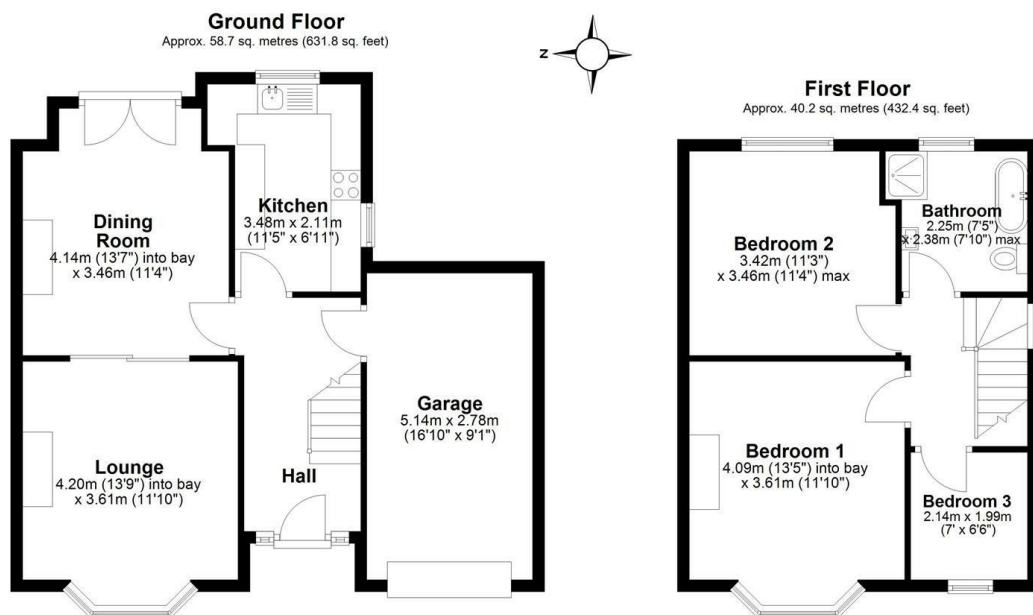


IMPORTANT NOTICE

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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