



Arley Avenue, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Driveway Parking
- No Onward Chain
- Family Home
- Near To Amenities
- Stockton Heath Village
- Spacious Garden
- Ample Potential
- Close To Schools
- Freehold Title

DESCRIPTION

An attractive three bedroom semi-detached home positioned in the heart of Stockton Heath Village. Offered for sale with no onward chain, providing a great opportunity for buyers to move quickly. Boasting driveway parking, a generous garden and ample living space throughout along with spacious family rooms and bedrooms. This delightful home presents the perfect opportunity for first time time buyers or families to enjoy a comfortable family home within walking distance to the vibrant village, local amenities, schools and great transport links!

Showcasing two reception rooms, the kitchen to the rear and extension potential (Subject to permissions) this is an ideal property for those seeking a home with ample potential to make it their own. Upstairs features two large double bedrooms and one single bedroom. All are well-proportioned, offering ample space for a growing family or to be reimagined as a home office or guest room. With plenty of scope for personalization, this property offers endless possibilities to create your dream home!

GARDEN

This property benefits from a lovely spacious garden at the rear, perfect for outdoor dining, relaxation, or play. This generous size also allows for potential extension, subject to permissions being granted. A highlight to this home is the driveway parking to the front and the proximity to the centre of Stockton Heath Village.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 2.91m x 3.78m Lounge
- 3.97m x 3.78m Dining Room
- 2.74m x 2.15m Kitchen

FIRST FLOOR

- Landing
- 3.99m x 3.81m Bedroom One
- 2.94m x 3.78m Bedroom Two
- 2.66m x 2.15m Bedroom Three
- 1.65m x 2.15m Bathroom

SERVICES

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

LOCATION - STOCKTON HEATH

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.



DISTANCES

- Stockton Heath 1 minute walk
- Walton Gardens 2 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 29 miles via M56
- Liverpool City Centre 22 miles via M62

(Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: C

Tenure: Freehold

(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

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



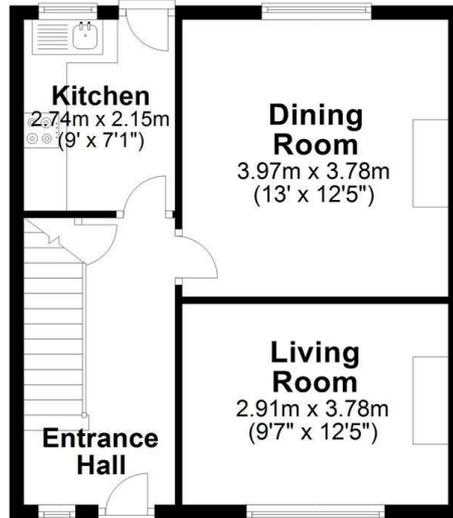


IMPORTANT NOTICE

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.

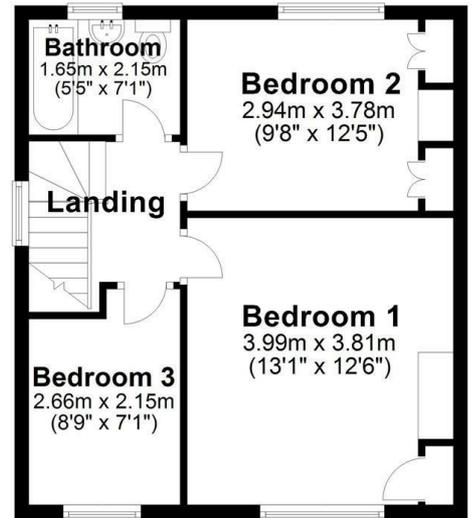
Ground Floor

Approx. 42.1 sq. metres (453.6 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 84.5 sq. metres (909.2 sq. feet)

Measurements of rooms and any other items are approximate and no responsibility is taken for any misstatement. This plan is for illustrative purposes only and should be used as such. Produced by Openinsight.co.uk
Plan produced using PlanUp.



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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