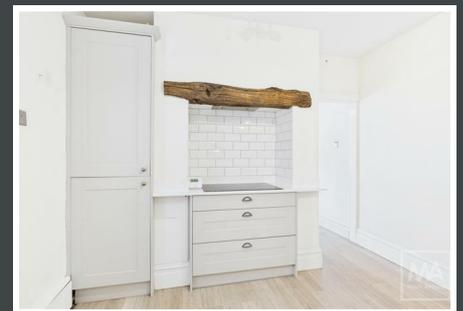




London Road, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Village Location
- No Onward Chain
- Boiler less than One Year Old
- Integrated Appliances
- Wren Kitchen with Quartz worktops.
- Two Bedroom Apartment
- Ground floor
- Enclosed Rear Yard
- Modern Bathroom
- Private yard for access

INTERIOR

This home offers dual access from the front or rear. The rear entrance opens into a sleek modern kitchen with integrated appliances. Off the kitchen is the second bedroom, featuring fitted wardrobes. A hallway leads to the spacious lounge with soaring ceilings, creating a comfortable and airy ambiance. The hallway also connects to the main bathroom and the main bedroom, ensuring easy access and functionality throughout the property.

GARDEN

The garden connects to the kitchen/dining area, featuring a small patio. This outdoor space offers shared access with upstairs residents, combining practicality and charm for relaxing or social moments.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 150Mb (Via BT)



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: B

Tenure: Leasehold

(Property tenure to be confirmed by solicitors)

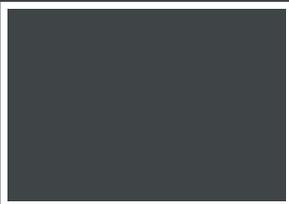
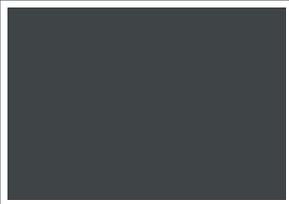
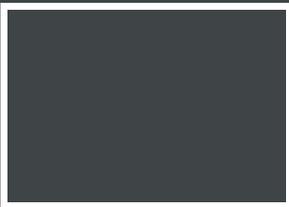
Contents, Fixtures and Fittings

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 area
644.33 ft²

Balconies and terraces
134.01 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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