



Warburton Street, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Sought After Location
- Character Features
- Large Lounge
- Ready To Move In To
- Huge Potential
- Three Bedrooms
- Garage
- Walking Distance to Village
- Two Reception Rooms
- Ample Living Space



DESCRIPTION

Welcome to this charming terraced house in the sought-after area of Stockton Heath which has immense potential to become a perfect family home. The home boasts two reception rooms, a good sized kitchen and three bedrooms. Located in the heart of Stockton Heath you'll have easy access to local amenities, schools, and transport links.

Entry into the home is via the welcoming hallway. Celebrating two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there is ample space for everyone to have their own sanctuary. Dating back to the 1920s, this house exudes character and history, making it a unique find in the area and provides the perfect property to create your ideal home.

Don't miss out on the opportunity to own this wonderful property with its blend of character, space, and convenience.



EXTERNAL

This property enjoys a yard to the rear which offers immense potential as well as a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.16m x 3.47m Lounge
- 3.72m x 3.47m Dining Room
- 3.35m x 2.89m Kitchen
- 0.76m x 2.89m WC

FIRST FLOOR

- Landing
- 3.43m x 4.50m Bedroom One
- 3.72m x 2.80m Bedroom Two
- 2.54m x 2.89m Bedroom Three
- 2.42m x 1.93m Shower Room
- 4.90m x 2.30m Garage

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

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 3 minute walk
Warrington Town Centre 1.5 miles
Manchester Airport 14 miles via M56
Liverpool City Centre 21 miles via M62
Chester City Centre 21 miles via M56
Manchester City Centre 22 miles via M56

(Distances quoted are approximate)



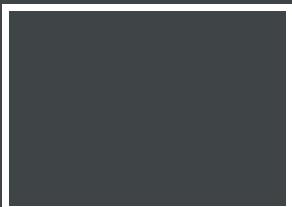
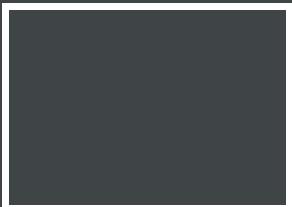
GENERAL INFORMATION

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.

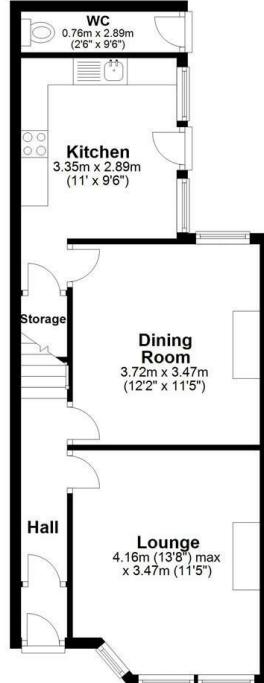




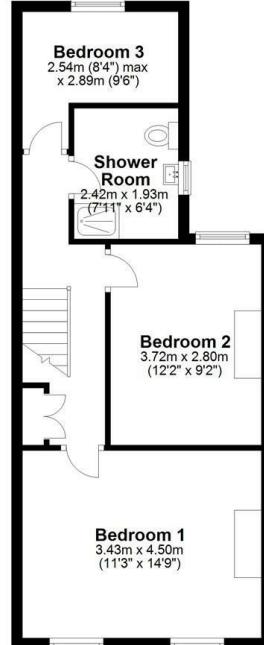
IMPORTANT NOTICE

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. 46.6 sq. metres (501.3 sq. feet)



First Floor
Approx. 44.8 sq. metres (482.3 sq. feet)



Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 11.3 sq. metres (121.3 sq. feet)



Main area: Approx. 91.4 sq. metres (983.7 sq. feet)
Plus garages, approx. 11.3 sq. metres (121.3 sq. feet)



| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 81 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | 62 |
| (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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Sales@MarkAntonyEstates.com

www.MarkAntonyEstates.com

Tel: 01925 267070