



Whitefield Road, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Traditional Cottage
- No Onward Chain
- Village Location
- Original Features
- Garden
- Three Bedrooms
- Freehold
- Canal Walks Nearby
- Close To Schools
- Character Property

DESCRIPTION

A beautiful and traditional cottage offered for sale with no onward chain and positioned perfectly in the much sought after Village of Stockton Heath. Showcasing original features throughout, three bedrooms, two reception rooms and being located near to stunning canal walks, this unique and historic property is one not to be missed.

Upon entering, you are greeted into the hallway leading through to the generous lounge, showcasing a stunning fireplace and sash windows. The adjacent dining room offers a further family area with ample living space for busy family life and for entertaining guests. At the centre of the room stands an original fireplace offering an insight into the history of this home. Following the natural flow of the property, you come to the ideally positioned kitchen and a downstairs WC, with rear access into the garden.

Upstairs benefits from two double bedrooms with bedroom one bathed in lots of natural light from the traditional windows, providing views of the local walks. Bedroom three is a perfect option for a home office or nursery and completing the upstairs is the family bathroom.

GARDEN

In keeping with a traditional cottage, this family home provides a seating area to the front, surrounded by mature hedging, offering a retreat from busy day to day life. To the rear, there is an additional garden in a beautiful setting and access to Red Lane. This property has the added benefit of being within walking distance to Stockton Heath Village and is surrounded by beautiful canal walks.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.15m x 3.55m Lounge
- 5.15m x 3.58m Dining Room
- 5.15m x 1.85m Kitchen
- 0.75m x 1.68m WC

FIRST FLOOR

- Landing
- 4.04m x 3.55m Bedroom One
- 3.03m x 3.58m Bedroom Two
- 4.14m x 1.85m Bedroom Three
- 1.60m x 2.28m Bathroom

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 132Mb (Via Virgin)

LOCATION - STOCKTON HEATH

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 10 minute walk
- Walton Gardens 15 minute walk
- Warrington Town Centre 2 miles
- Manchester Airport 16 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 21 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington

Council Band: C

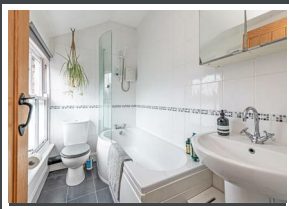
Tenure: Freehold

(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.





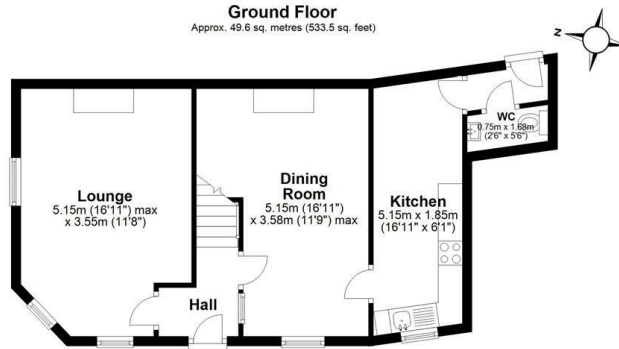
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Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or 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.

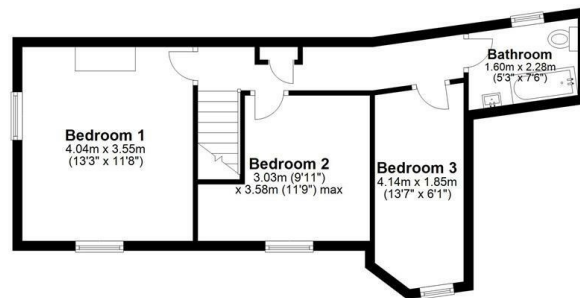


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Ground Floor
Approx. 49.6 sq. metres (533.5 sq. feet)



First Floor
Approx. 42.7 sq. metres (459.5 sq. feet)



Total area: approx. 92.3 sq. metres (993.0 sq. feet)



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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