



Montclare Crescent, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Fully Renovated
- Freehold
- Near To Schools
- Off-Road Parking
- Close To Stockton Heath
- Four Bedrooms
- Extended
- Fantastic Location
- High Specification
- Move In Ready

DESCRIPTION

A beautifully modern and move in ready family home. Substantially extended, fully renovated throughout and positioned perfectly in the highly desirable area of Stockton Heath. Comprising of four spacious bedrooms, a stunning open plan kitchen/dining room and an inviting lounge. Being within walking distance to Stockton Heath village, amenities and local schools, this property is an ideal family home.

Upon entering the separate hall, you are welcomed into the beautifully stylish lounge showcasing a unique log burner and French doors with glass side panels, allowing natural light to flood through the room. Positioned at the centre of this thoughtfully designed home is the stunning kitchen/dining room with high specification appliances, a fantastic family space for entertaining and enjoying delicious meals with loved ones. Adjacent is the convenient utility room with access into the integral garage and a downstairs W.C.

To the first floor, there are four bedrooms with bedroom one celebrating an en-suite. The additional bedrooms are versatile, catering to the needs of a growing family or providing the flexibility for a home office or gym. Completing the upstairs is the welcoming and modern family bathroom.



GARDEN

This property celebrates an ideal outdoor space which has been thoughtfully designed, providing the perfect mixture of patio, lawn and a decked seating area. The French doors opening into the garden offer a seamless connection between indoor and outdoor living, making this ideal for family gatherings, entertaining and enjoying the summer months. To the front, there is ample off-road parking for multiple vehicles and access to the integral garage.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.33m x 4.70m Lounge
- 8.70m x 4.34m Kitchen/Dining Room
- 3.01m x 2.71m Utility Room
- 5.25m x 2.71m Garage

FIRST FLOOR

- Landing
- 3.27m x 4.12m Bedroom One
- 2.20m x 0.90m En-suite
- 2.82m x 4.70m Bedroom Two
- 3.09m x 3.30m Bedroom Three
- 2.41m x 2.71m Bedroom Four
- 2.14m 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 Village 1 mile walk
- Bridgewater High School 1 mile walk
- St Thomas C of E Primary School 15 minute walk
- Warrington Town Centre 3 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 23 miles via M56
- Liverpool City Centre 28 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

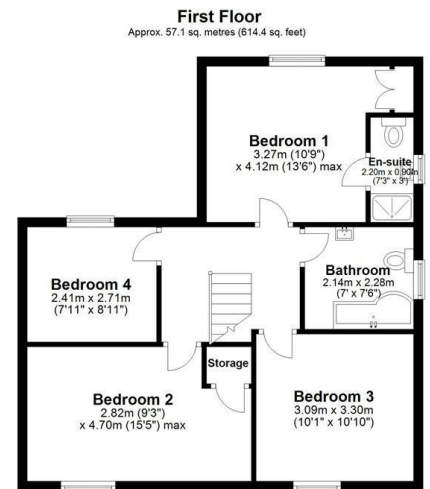
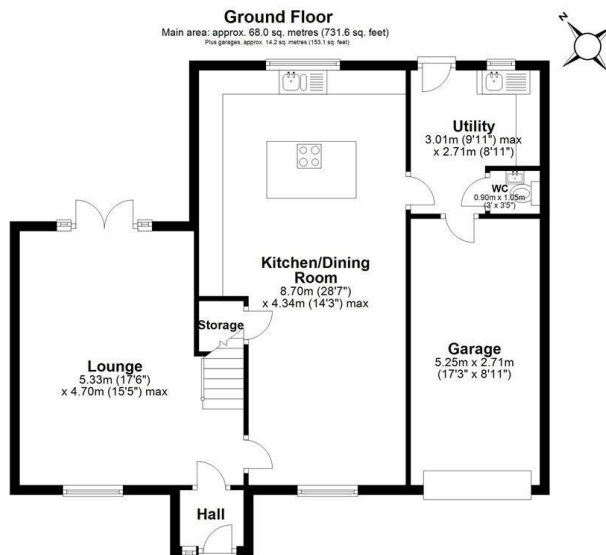
Not included in the asking price. These items may be available under separate negotiation.





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.



Main area: Approx. 125.1 sq. metres (1346.0 sq. feet)
Plus garages: approx. 14.2 sq. metres (153.1 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	
		78
	64	

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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