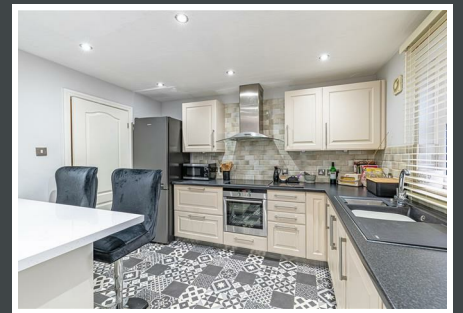
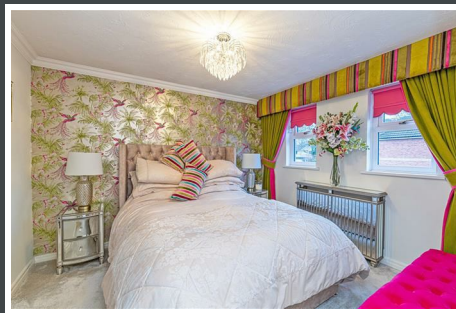




# Glastonbury Mews, Stockton Heath Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Modern Kitchen/Diner
- Two Spacious Bedrooms
- Bright South Easterly Orientation
- Large Communal Gardens
- Master With En Suite & Dressing Area
- Large Lounge
- Fitted Wardrobes
- Ample Resident & Guest Parking
- Huge Boarded Loft Area
- Immaculately Presented Throughout

## DESCRIPTION

Beautifully presented first floor apartment situated in the sought after location of Stockton Heath. Offering two spacious bedrooms, both with fitted wardrobes, the master bedroom having en suite shower room and dressing area, good sized lounge, modern fitted kitchen and dining area. Located within walking distance of local amenities and shops, this home is perfect for an array of buyers.

Access via a secure intercom system, with stair access to the first floor. Vestibule entrance leading to a spacious hallway, double doors open into the lounge which has a traditional feature fire surround. Modern fitted kitchen with integrated oven, hob & washing machine and the benefit of a stylish dining area. Following the natural flow of this apartment, the hallway leads to a family bathroom with sleek furniture and fittings. Master bedroom affords a small dressing area with fitted wardrobes and en suite shower room whilst bedroom two, which is also of excellent size has further fitted wardrobes. Unusual in an apartment, this property has the advantage of a huge loft area located in the apex of the building offering almost limitless storage space. This home is a true credit to its current owner.



## EXTERNAL

This property is surrounded by beautiful tree lined westerly facing communal gardens, perfect for warm summer evenings. Ample resident and visitor parking to the front elevation of building.

## SUMMARY OF ACCOMMODATION

### FIRST FLOOR

- 2.45m x 4.05m Entrance Hall
- 3.74m x 4.72m Lounge
- 3.38m x 3.52m Kitchen/Dining Room
- 3.38m x 2.96m Bedroom One
- 1.50m x 2.11m En-suite
- 3.74m x 2.72m Bedroom Two
- 1.90m x 2.33m Bathroom

## SERVICES

- Electric Storage Heaters
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

## 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
- Grappenhall Village 1 mile walk
- Walton Gardens 2 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 24 miles via M56
- Liverpool City Centre 27 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

**Tenure:** Leasehold

### Contents, Fixtures and Fittings

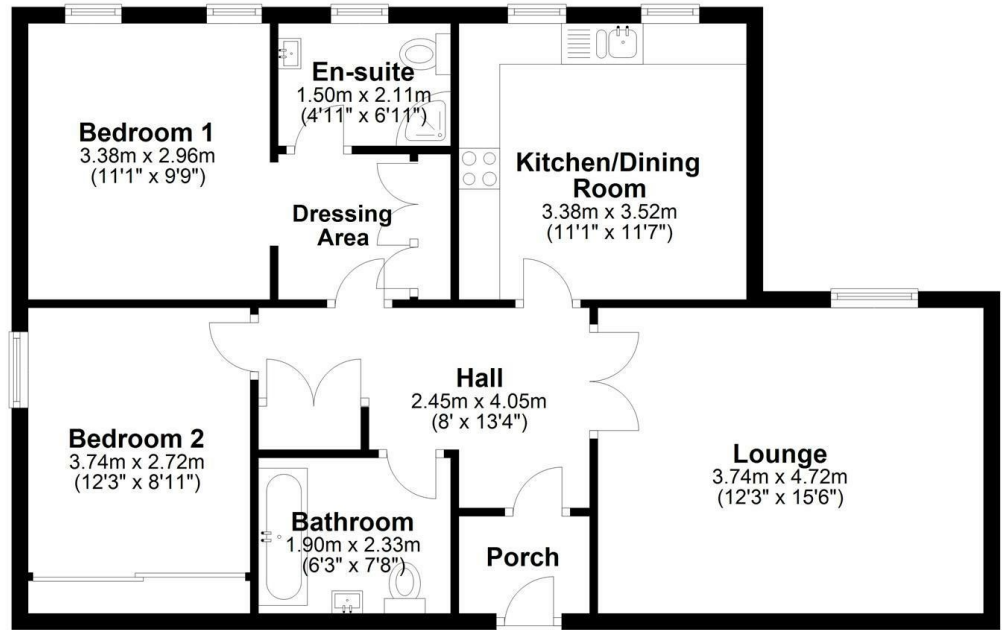
Not included in the asking price. These items may be available under separate negotiation.



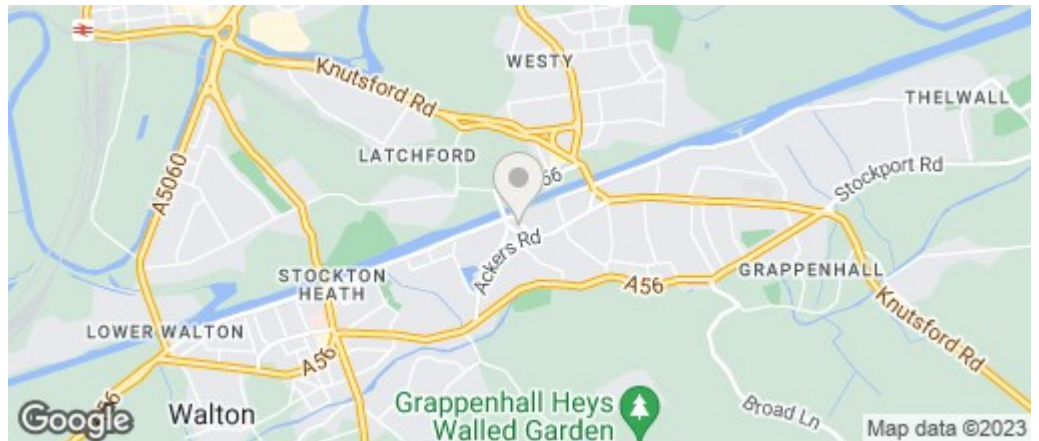


## First Floor Apartment

Approx. 74.3 sq. metres (799.4 sq. feet)



Total area: approx. 74.3 sq. metres (799.4 sq. feet)



## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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