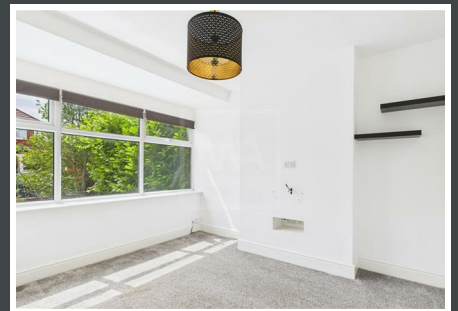




# Brian Avenue, Stockton Heath Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Traditional Home
- Private Driveway
- Village Location
- Modern Bathroom
- Large Garden
- Three Bedrooms
- Garage
- Close to Amenities
- Two Reception Rooms
- Lovely Family Home

## INTERIOR

Introducing this lovely three bedroom semi-detached home for sale in the charming village of Stockton Heath. Conveniently close to local amenities, schools, and activities for families and professionals alike, this property could be exactly what you've been searching for.

The first thing you will notice is a spacious private driveway positioned to the front of the property along with the garage, offering parking for two vehicles. The property's interior is neutrally decorated and beautifully bright throughout. Downstairs features two reception rooms, one with an exposed brick fireplace and fitting shelving. The kitchen is conveniently positioned adjacent to the dining room offering ample worktop and storage space and overlooks the large garden.

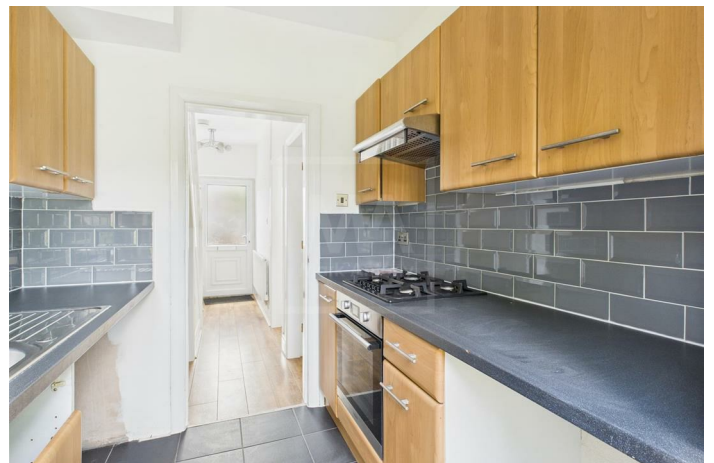
Upstairs boasts three bedrooms and modern bathroom with a generous tub. The first bedroom has a built in closet and set of shelves, and a peaceful view of the surrounding greenery. The second bedroom is light, bright and airy with the third bedroom offering an ideal home office space.

## GARDEN

This property offers a spacious and private garden with an abundance of potential. Along one side is a slightly raised bed, perfect for planting or displaying outdoor decorations whilst offering several different and unique mature trees and greenery edging the garden for additional privacy. Outside the kitchen door there is a paved area that steps up into a patio alongside the lawn, which is just asking for some outdoor furniture or a barbecue grill.

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (Via Virgin)



## 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

**Council Band:** C

**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.



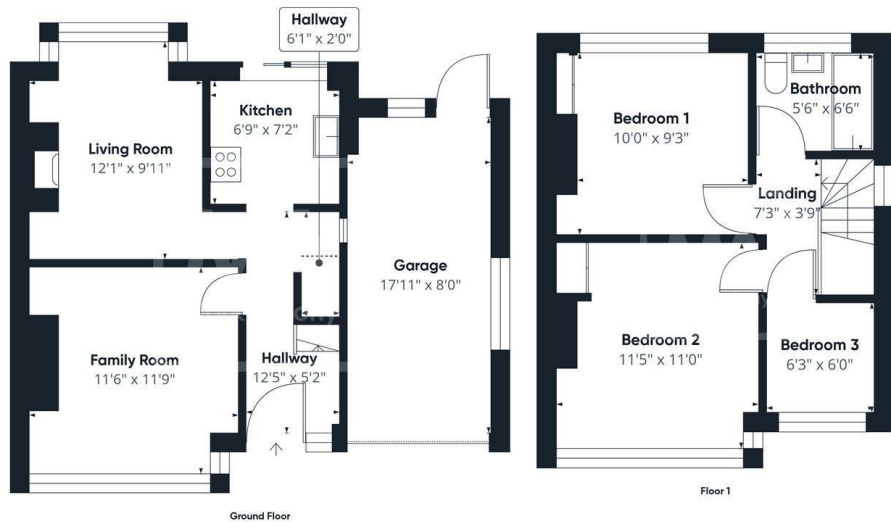






## IMPORTANT NOTICE

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.



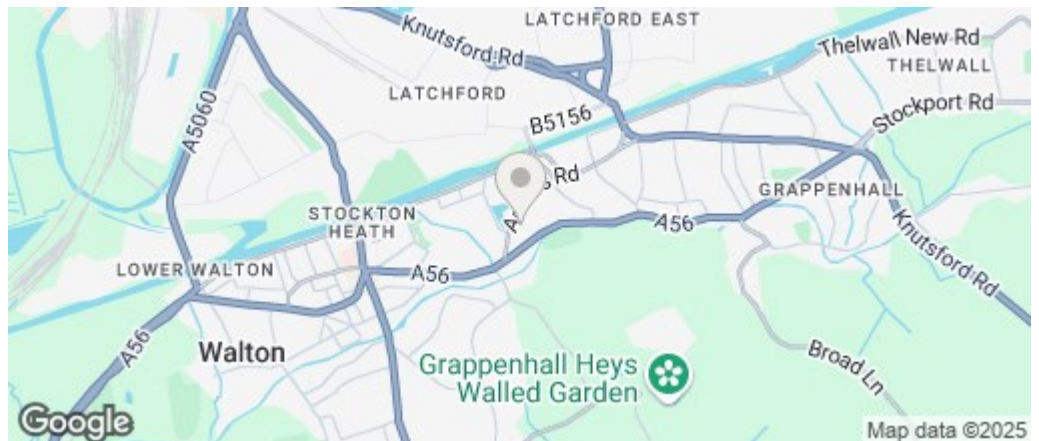
Approximate total area<sup>(1)</sup>  
856 ft<sup>2</sup>  
Reduced headroom  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(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		
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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