



West Avenue, Stockton Heath Warrington, Cheshire



Mark Antony

SALES & LETTINGS AGENTS

HIGHLIGHTS

- No Onward Chain
- Two Bedrooms
- Close to Stockton Heath
- Ample Living Space
- Ground Floor
- First Time Buyers
- Investment Opportunity
- On Street Parking
- Bright and Airy
- Prime Location

DESCRIPTION

A delightful home situated within walking distance to the vibrant Stockton Heath Village. Boasting ample living space and comprising of two bedrooms, a family bathroom and an open plan kitchen/dining area, this home would be ideal for first time buyers or investors alike. Viewings are highly recommended.

Access into this light and airy home is via a hallway which leads to the spacious lounge and open plan kitchen and dining area. You are also presented with the modern shower room, WC and bedroom two. Bedroom one can be accessed through the kitchen area.

GARDEN

Sitting on a fantastic sized plot, this garden enjoys the perfect mixture of lawn and patio which is perfect for the warm summer nights and family gatherings. There is also a shared garage and on road parking is available.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall 3.13m x 1.76m
- Lounge 4.07m x 4.25m
- Kitchen/Dining Area 3.14m x 6.74m
- Bedroom One 4.07m x 4.25m
- Bedroom Two 3.63m x 3.92m
- Shower Room 1.89m x 2.90m
- WC 0.93m x 1.66m
- Shared Garage 4.87m x 6.00m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 59Mb (Via Sky)

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 5 minute walk
- Walton Gardens 20 minute walk
- Warrington Town Centre 2 miles
- Manchester Airport 16 miles via M56
- Liverpool City Centre 22 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: D
Ground Rent: £10pa
Lease Remaining: 882 Years
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





IMPORTANT NOTICE:

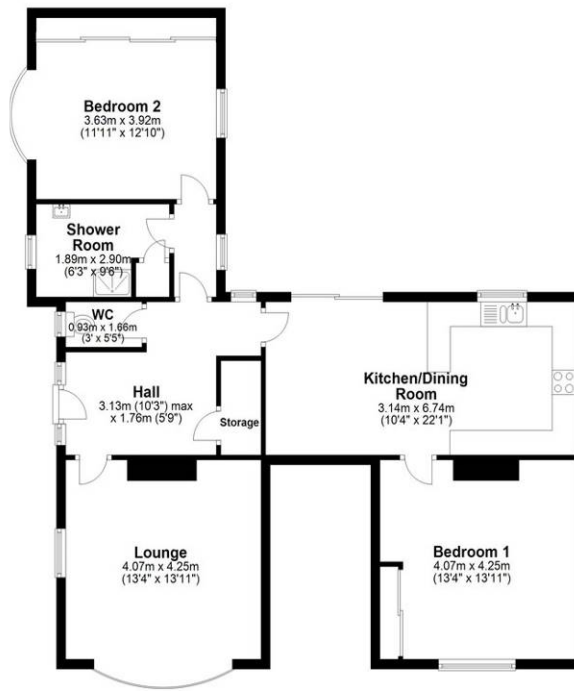
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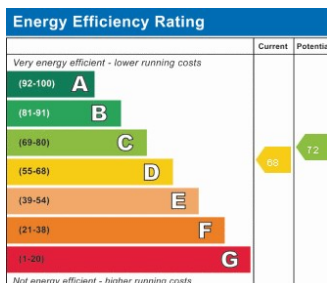
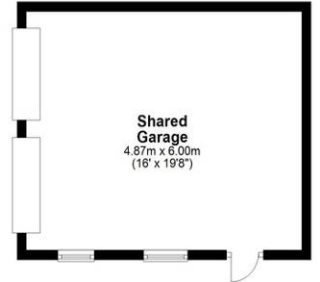
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Ground Floor
Approx. 93.3 sq. metres (1003.8 sq. feet)



Main area: Approx. 93.3 sq. metres (1003.8 sq. feet)

Shared Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 29.2 sq. metres (314.3 sq. feet)



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs

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