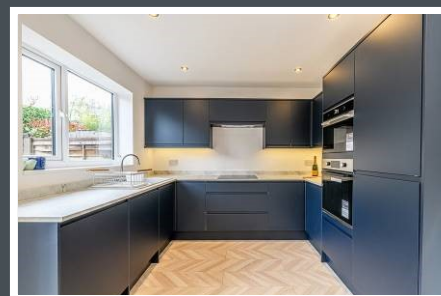




Willow Drive, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTINGS AGENTS

HIGHLIGHTS

- High Specification
- Beautiful Walks Nearby
- Great Location
- Three Bedrooms
- Open Plan Living
- Homely Feel
- First Time Buyers
- Ultra Stylish Finish
- Bi Folding Doors
- Fitted Shutters

DESCRIPTION

A luxurious home situated in the desirable location of Stockton Heath. This three bedroom home has been fully renovated to a very high standard. Comprising of a fabulous open plan kitchen/diner, a warming lounge and family bathroom. Within walking distance to the local amenities, this home is perfect for first time buyers.

Access into this ultra-stylish home is via a welcoming hallway. The cosy lounge sits at the front of the property and is the perfect snug to relax away from busy family life. The modern, sleek newly kitchen celebrates fitted appliances as well as ample storage. The dining area looks out to the garden via bifolding doors which brings the outside into the home and will be perfect for entertaining in the summer months. The first floor presents three fabulous sized bedrooms and a stunning family bathroom. The lounge and two bedrooms have fitted shutters which allows for a modern way to offer complete privacy. This property has been finished to an excellent standard throughout and is ready for the next owners to enjoy.

GARDEN

This South West facing garden enjoys the sun throughout the day and in to the summer evenings. With the perfect mixture of lawn and patio this space is ideal for entertaining guests and family gatherings. This garden offers an abundance of opportunity to be a continuation of the stunning house. There is also a large garage with is ideal for storage. To the front of the property there is a sizable driveway which is suitable for multiple cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.18m x 3.41m
- Kitchen/Dining 3.05m x 5.23m

FIRST FLOOR

- Landing
- Bedroom One 3.93m x 2.97m
- Bedroom Two 3.37m x 3.23m
- Bedroom Three 3.01m x 2.16m
- Bathroom 1.66m x 2.54m
- Garage 6.80m x 2.82m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)

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 10 minute walk
- Walton Gardens 2 mile walk
- Warrington Town Centre 2 miles
- Manchester City Centre 21 miles via M56
- Liverpool City Centre 21 miles via M62

(Distances quoted are approximate)



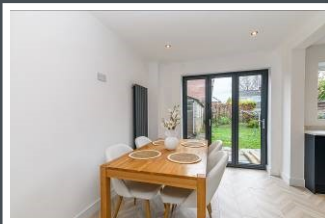
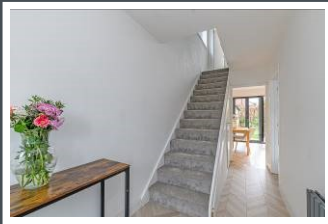
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: C
Ground Rent: £2pa
Lease Remaining: 946 Years
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

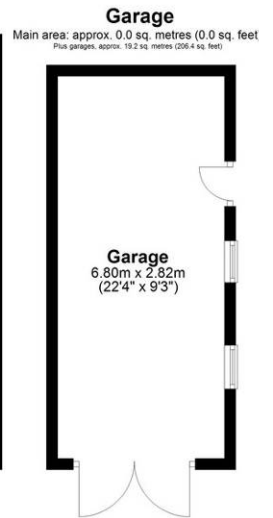
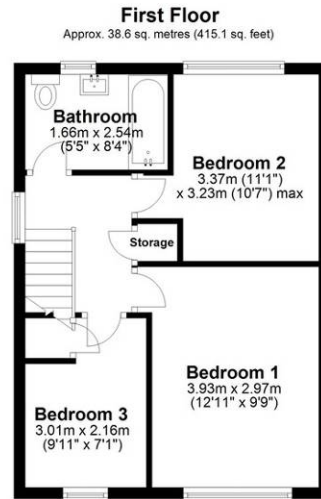
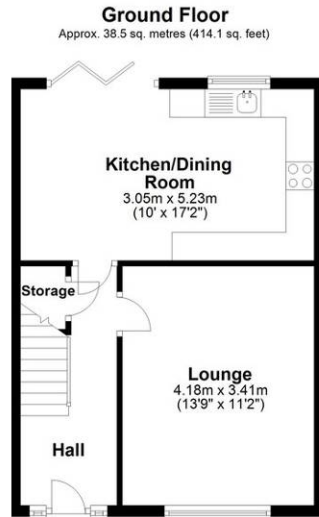
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.



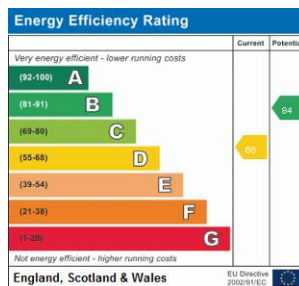


IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers 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. 77.0 sq. metres (829.2 sq. feet)
Plus garages: approx. 19.2 sq. metres (206.4 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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