



Chester Road, Warrington, Cheshire



Asking Price Of
£220,000



mark antony
SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ No Chain
- ❑ Three Bedrooms
- ❑ Three Reception Rooms
- ❑ Modern Kitchen
- ❑ Four Piece Bathroom
- ❑ Summer House
- ❑ Large Garden
- ❑ Gas Central Heating
- ❑ Garage
- ❑ Driveway Parking



DESCRIPTION

A wonderful semi-detached home in a sought after area near to Warrington town centre and within walking distance of the popular village of Stockton Heath. This beautiful property has three bedrooms, three reception rooms, a modern kitchen and a four piece family bathroom. With driveway parking for multiple cars and a large garden this really is an attractive home in a great location.

To the ground floor you will find three good sized reception rooms, the front sitting room has bay windows and French doors leading in to the lounge, the dining room has patio doors leading out on to the garden and access to the contemporary kitchen. To the first floor there are three generous sized bedrooms with fitted wardrobes to the master and 2nd bedroom and a four piece family bathroom.

GARDENS

To the rear of the property there is a beautiful garden, with a large area laid to lawn and a delightful patio area perfect for alfresco dining. You will also find an idyllic summer house featuring a hot tub. To the front of the property there is driveway parking for multiple cars and a garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Sitting Room 3.4m x 3.7m
- Lounge 4.0m x 3.7m
- Dining Room 3.4m x 2.8m
- Kitchen 5.3m x 2.7m

FIRST FLOOR

- Landing
- Master Bedroom 3.9m x 3.7m
- Bedroom Two 4.5m x 3.7m
- Bedroom Three 2.3m x 2.2m
- Bathroom 2.5m x 2.2m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 76Mb (Via BT)



LOCATION

This property is in an extremely popular location between Warrington and Stockton Heath. Stockton Heath is a unique and truly wonderful village encircled by beautiful landscapes and canals. It is home to a number of modern bars, boutiques and restaurants, as well as traditional public houses. Warrington is a vibrant town and is easily commutable to Manchester and Chester. The property is located within close proximity to the M56 and M6 motorway and it is only 15 minutes away from Manchester airport.

DISTANCES

- | | |
|--------------------------|------------------|
| ● Warrington Town Centre | 10 minute walk |
| ● Stockton Heath | 15 minute walk |
| ● Manchester Airport | 15 miles via M56 |
| ● Chester City Centre | 20 miles via M56 |
| ● Liverpool City Centre | 21 miles via M62 |
| ● Manchester City Centre | 22 miles via M62 |



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: C
Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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

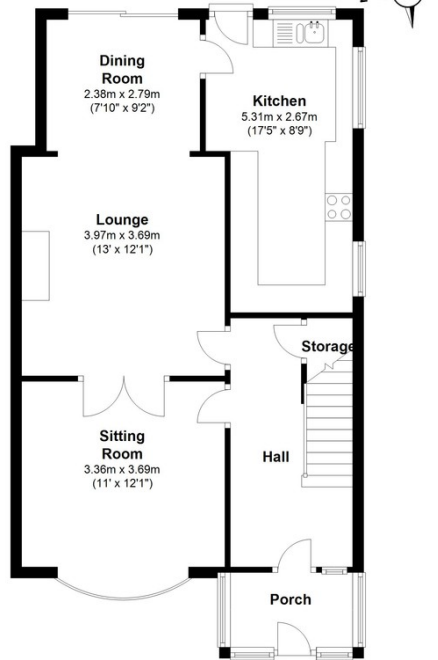




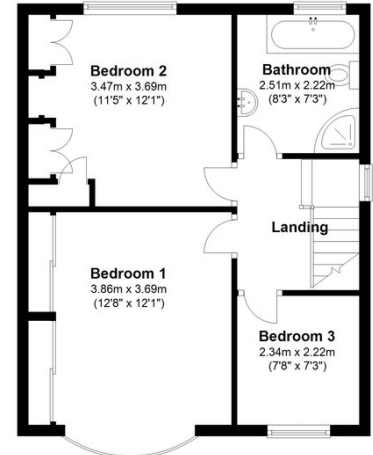
IMPORTANT NOTICE:

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.

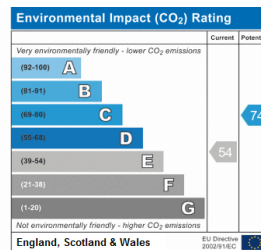
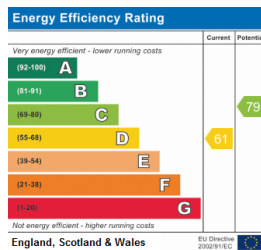
Ground Floor
Approx. 62.0 sq. metres (667.0 sq. feet)



First Floor
Approx. 44.9 sq. metres (483.8 sq. feet)



Total area: approx. 107.0 sq. metres (1151.4 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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