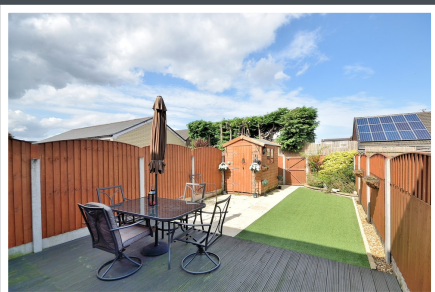




Stockton View, Gainsborough Road, Warrington,



Asking Price Of

£225,000



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ Town House
- ❑ Four Bedrooms
- ❑ Three Stories
- ❑ En-suite
- ❑ Popular Location
- ❑ Garage
- ❑ Driveway Parking
- ❑ Spacious Lounge
- ❑ Modern Property
- ❑ No Chain



DESCRIPTION

No chain.... A wonderful modern town house in the a highly sought after location close to Stockton Heath Village. This gorgeous home set over three stories has four bedrooms, two reception rooms, a country style kitchen and a three piece family bathroom. With a driveway parking and a garage this really is an attractive home in a popular location.

To the ground floor there is a good sized lounge leading into the kitchen where you will find the dining room with French doors leading to the garden and a WC. To the first floor there are three bedrooms with an en-suite and fitted wardrobes to the second bedroom, there is also a modern family bathroom. To the second floor there is the master bedroom with dual aspect windows.

GARDENS

To the rear there is a beautiful garden with an area of luxurious artificial grass and a decked area perfect for alfresco dining, it is surrounded by fencing with gated access to the rear of the property leading to the garage. To the front of the property there is driveway parking.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 5.7m x 3.5m
- Kitchen 3.2m x 2.1m
- Dining Room 3.7m x 2.3m
- WC

FIRST FLOOR

- Landing
- Bedroom Two 3.1m x 4.5m
- En-suite 0.9m x 2.5m
- Bedroom Three 2.9m x 2.2m
- Bedroom Four 2.2m x 2.2m
- Bathroom 1.8m x 2.5m

SECOND FLOOR

- Master Bedroom 6.2m x 3.5m

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.



LOCATION

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

(Distances quoted are approximate)

GENERAL INFORMATION

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

Contents, Fixtures and Fittings

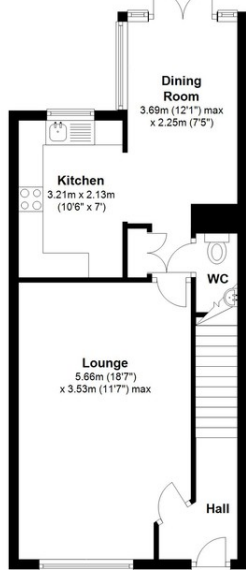
Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





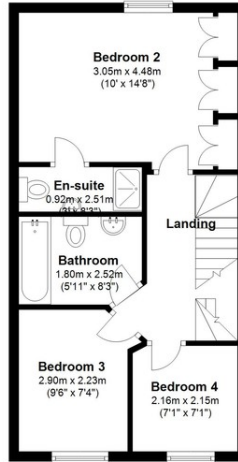
Ground Floor

Approx. 44.9 sq. metres (482.8 sq. feet)



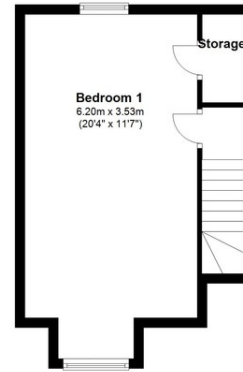
First Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



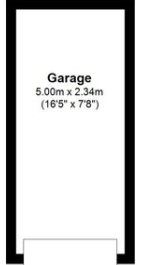
Second Floor

Approx. 28.2 sq. metres (303.6 sq. feet)



External Garage

Approx. 11.7 sq. metres (125.9 sq. feet)

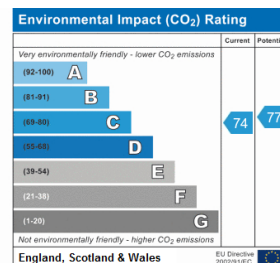
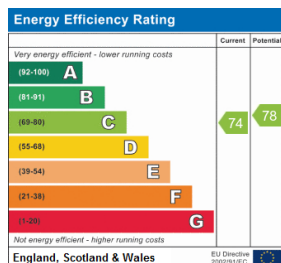


Total area: approx. 124.8 sq. metres (1343.6 sq. feet)



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.



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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