



Fairfield Road, Stockton Heath Warrington, Cheshire



mark antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Semi-Detached
- Original Features
- Lovely Views
- Downstairs WC/Shower
- Four Double Bedrooms
- Driveway Parking
- Three Reception Rooms
- Mature Garden
- En-Suite
- Sought After Location

DESCRIPTION

A beautiful bay windowed semi-detached property in the highly sought-after location of Stockton Heath. This property has four double bedrooms, three reception rooms, a spacious kitchen and a modern downstairs WC/shower room and driveway parking for 2 cars. It really is the perfect family home.

To the ground floor there are three reception rooms. The lounge has an original fireplace and working open fire. There is a modern kitchen with built in appliances and a ground floor WC/shower room. To the first floor there are four double bedrooms with a contemporary en-suite bathroom to the master. The loft room is fully boarded with lighting and electrics and is accessed from the landing.

THE GARDENS

The property has a lovely south facing garden to the rear. There is an area laid to lawn with mature shrubs and trees and a delightful paved area perfect for alfresco dining. To the front of the property there is driveway parking for two cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 3.8m x 4.0m
- Sitting Room 4.3m x 3.5m
- Dining Room 3.3m x 3.9m
- Shower Room 1.3m x 2.5m
- Kitchen 3.5m x 3.9m

FIRST FLOOR

- Landing
- Bedroom 1 3.8m x 5.3m
- En-suite 2.4m x 1.3m
- Bedroom 2 3.4m x 3.5m
- Bedroom 3 3.5m x 3.0m
- Bedroom 4 2.8m x 3.9m
- Bathroom 1.8 m x 3.0m

SECOND FLOOR

- Loft Room 4.9m x 5.3m

LOCATION

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. Within walking distance, you will find some of Warrington's most highly regarded schools, tranquil parks, gardens and the beautiful cobbled Grappenhall Village. Stockton Heath is located within close proximity to the M56 and M6 motorway and only 15 minutes away from Manchester airport.

DISTANCES

- Stockton Heath 300 yards
- Walton Gardens 2 mile walk
- Manchester Airport 14.5 miles via M56
- Chester City Centre 21 miles via M56
- Manchester City Centre 22 miles via M56

(Distances quoted are approximate)



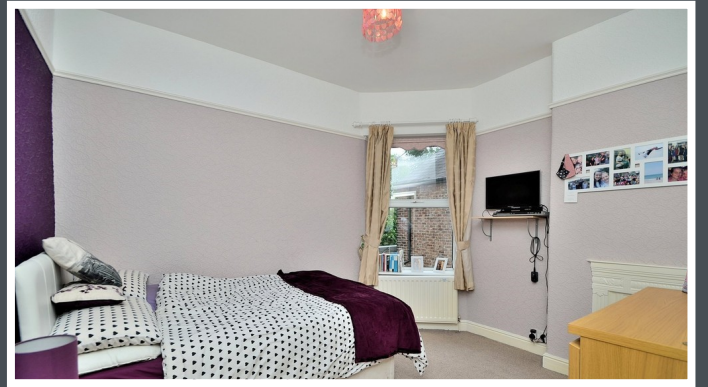
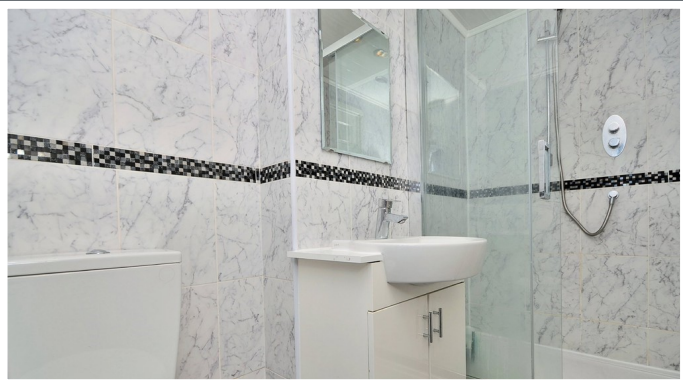
GENERAL INFORMATION

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

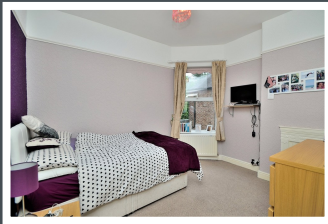
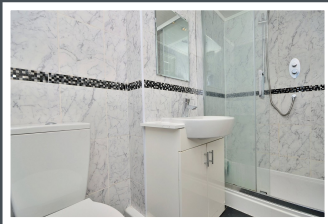
Contents, Fixtures and Fittings

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



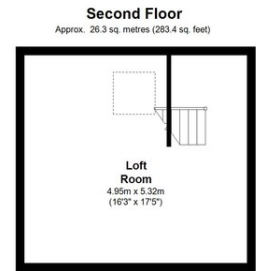
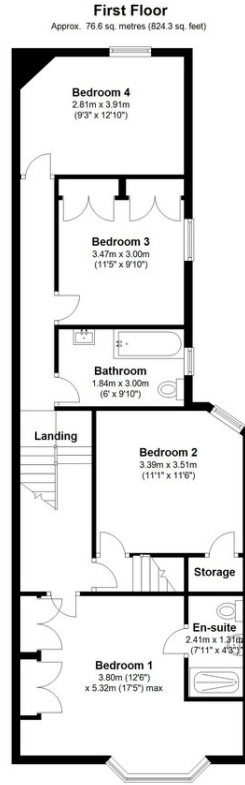
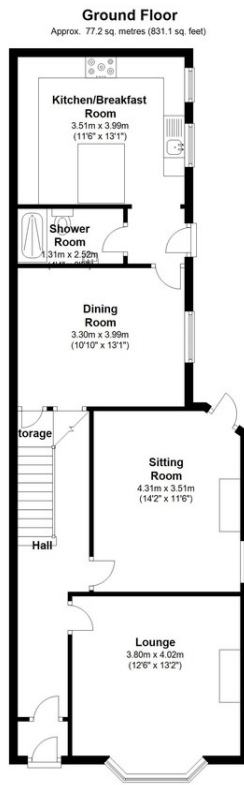




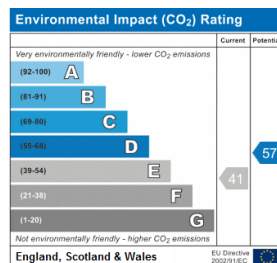
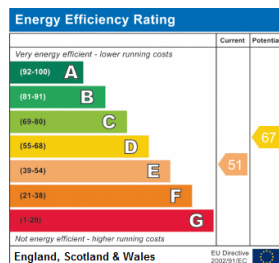


IMPORTANT NOTICE:

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.



Total area: approx. 180.1 sq. metres (1938.8 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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