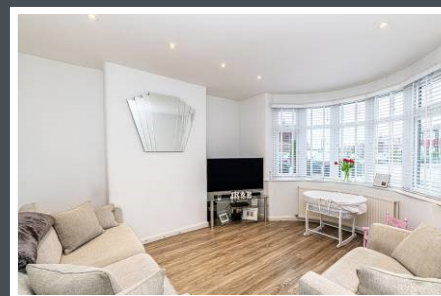
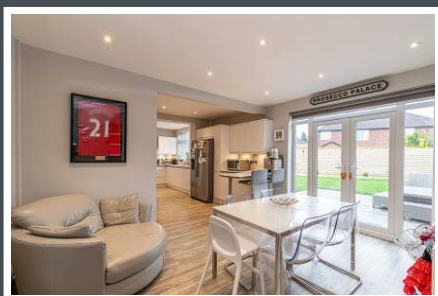




Derwent Road Warrington, Cheshire



Mark Antony
SALES & LETTINGS AGENTS

HIGHLIGHTS

- Perfect Family Home
- Three Spacious Bedrooms
- Sought-After Location
- Landscaped Garden
- Freehold
- Family Bathroom
- South facing Garden
- Large Driveway
- Modern Kitchen/Diner
- Garage



DESCRIPTION

A stunning home celebrating open plan living which is ideal for a growing family. This beautiful home offers a modern feel along with retaining character and charm. This property boasts three spacious bedrooms and a gorgeous garden. Situated within walking distance of Stockton Heath and local amenities - this home is not to be missed.

Access in to this wonderful home is via the welcoming hallway. The lounge is at the front of the property and boasts a large bay window. The kitchen which includes integrated appliances, is facing out to the garden and celebrates the perfect open plan style with a breakfast bar and space for a dining table. There is also a WC on the ground floor. The first floor is home to three spacious bedrooms as well as a modern family bathroom.



GARDEN

Sitting on a fantastic sized plot this property enjoys a very enviable position. Leading through the French doors you are presented with a beautifully landscaped, south facing garden which would be perfect for al fresco dining. To the front there is a generous driveway with space for three cars and a garage.



SUMMARY OF ACCOMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 3.32m x 3.72m
- Dining Room 3.99m x 3.72m
- Kitchen 2.92m x 5.07m
- Garage/Utility 4.99m x 2.76m
- WC

FIRST FLOOR

- Landing
- Bedroom One 4.05m x 3.72m
- Bedroom Two 3.32m x 3.72m
- Bedroom Three 2.40m x 2.21m
- Bathroom 2.50m x 2.21m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 108Mb (Via Virgin)

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

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

(Distances quoted are approximate)



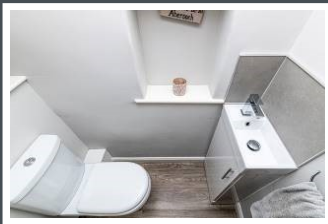
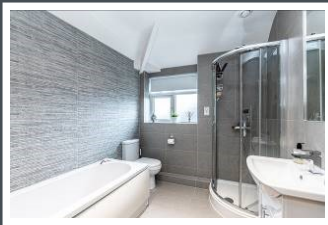
GENERAL INFORMATION

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

Contents, Fixtures and Fittings

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

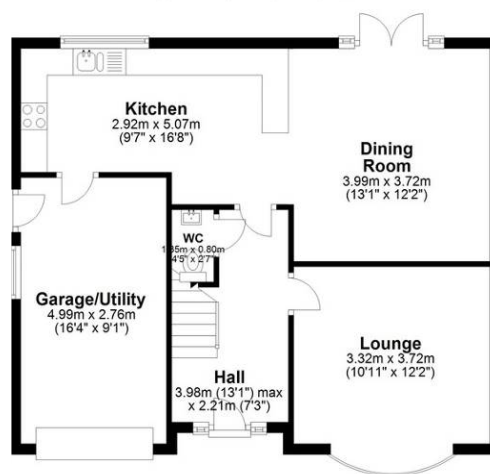




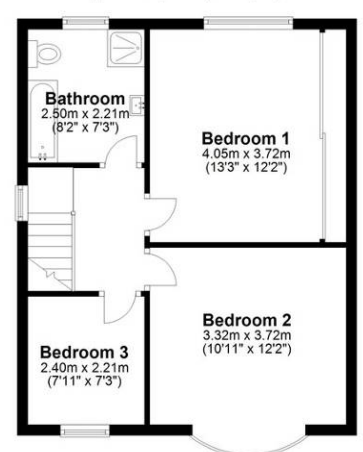
IMPORTANT NOTICE:

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.

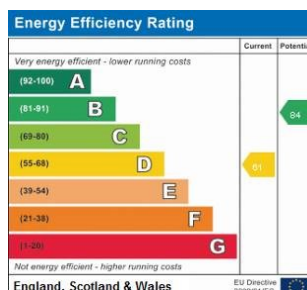
Ground Floor
Approx. 65.2 sq. metres (702.0 sq. feet)



First Floor
Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 110.4 sq. metres (1188.6 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



Mark Antony

SALES & LETTINGS AGENTS

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