



Warburton Street, Stockton Heath Warrington, Cheshire



Asking Price Of

£249,750



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Victorian Terrace
- Contemporary Kitchen
- Three Bedrooms
- Sought After Location
- Character Property
- Original Features
- Two Reception Rooms
- Rear Yard
- Modern Bathroom
- Boarded Loft



DESCRIPTION

A beautiful Victorian terrace house in the highly sought after location of Stockton Heath. This wonderful property full of original features throughout has three bedrooms, two reception rooms, a modern kitchen and a family sized bathroom. This really is a stunning home in a popular location.

Access to this property is via the hallway which features original tiled flooring and architrave. The spacious lounge has a feature fireplace, oak doors and here you will find access to the dining room leading into the fully fitted kitchen with Italian stone tiled flooring. To the first floor there are three good sized bedrooms and a modern three piece bathroom.

GARDENS

To the rear of the property there is a delightful patio area perfect for alfresco dining. To the front of the property there is a small low maintenance paved area.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

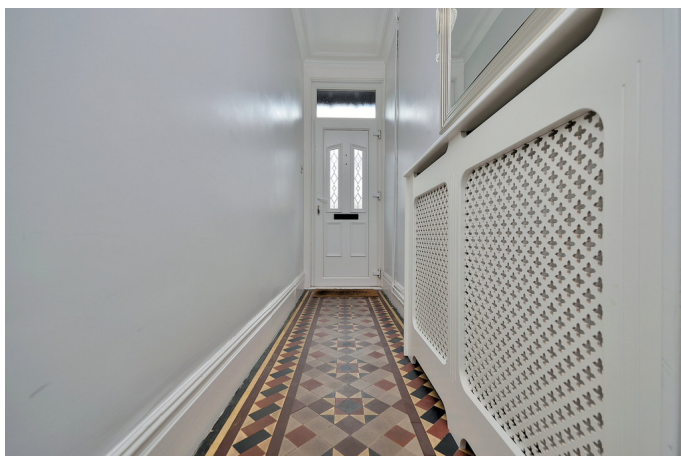
- Entrance Hall
- Lounge 4.4m x 3.1m
- Dining Room 4.0m x 3.3m
- Kitchen 4.1m x 2.7m

FIRST FLOOR

- Landing
- Master Bedroom 3.7m x 4.2m
- Bedroom Two 4.0m x 2.6m
- Bedroom Three 1.8m x 2.7m
- Bathroom 2.2m x 1.8m

SERVICES

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



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 1 minute walk
- Walton Gardens 1 mile walk
- Warrington Town Centre 1 mile
- Manchester Airport 14.8 miles via M56
- Manchester City Centre 19.6 miles via M62

(Distances quoted are approximate)

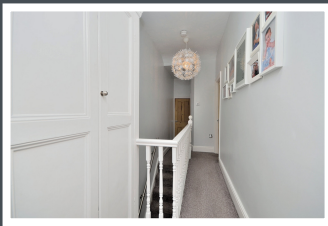
GENERAL INFORMATION

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.





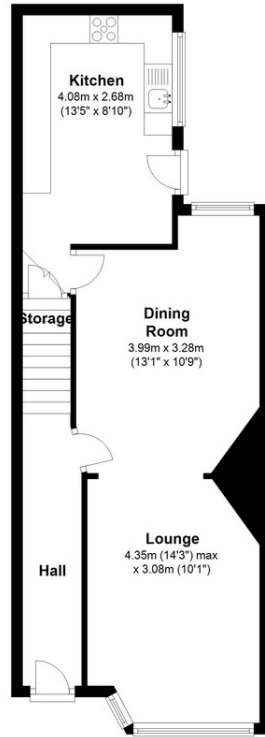
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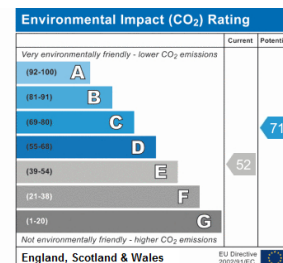
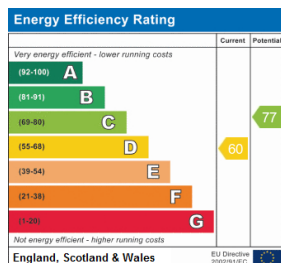


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Ground Floor



First Floor



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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