



Beech Road, Stockton Heath Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- Edwardian Property
- Original Features
- Beautiful Canal Views
- Three Bedrooms
- Two Reception Rooms
- Garage
- Roll Top Bath
- Popular Location
- Character Property
- EPC Rating: D



DESCRIPTION

A beautiful Edwardian property in the highly sought after location of Stockton Heath. This charming home has wonderful views overlooking the canal and has retained many original features throughout. With three bedrooms, two reception rooms, a country style Kitchen and four piece family bathroom, this really is a perfect home.

Access to this lovely property is via a porch featuring original Minton tiles leading into the hallway where you will find access to the spacious lounge and dining room with wooden flooring throughout. The kitchen benefits from a central island and tiled flooring with a separate utility room. To the first floor there are three generous sized bedrooms and a modern bathroom with a stunning roll top bath.

THE GARDENS

To the rear of the property there is a fully enclosed yard with a raised decking area perfect for summer dining. You will also find a gated access to the rear of the property and access to the garage. To the front there is a low maintenance garden over looking the beautiful bridgewater canal.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.5m x 4.2m
- Dining Room 3.9m x 3.8m
- Kitchen 4.5m x 3.1m
- Utility Room 3.4m x 2.2m
- WC

FIRST FLOOR

- Landing
- Master Bedroom 5.7m x 3.7m
- Bedroom Two 4.0m x 3.8m
- Bedroom Three 3.6m x 2.7m
- Bathroom 2.6m x 2.6m

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 3 minute walk
- Walton Gardens 1.7 mile walk
- Warrington Town Centre 2.2 miles
- Manchester Airport 14.8 miles via M56
- Manchester City Centre 19.6 miles via M62

(Distances quoted are approximate)

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 200Mb (Via Virgin)

GENERAL INFORMATION

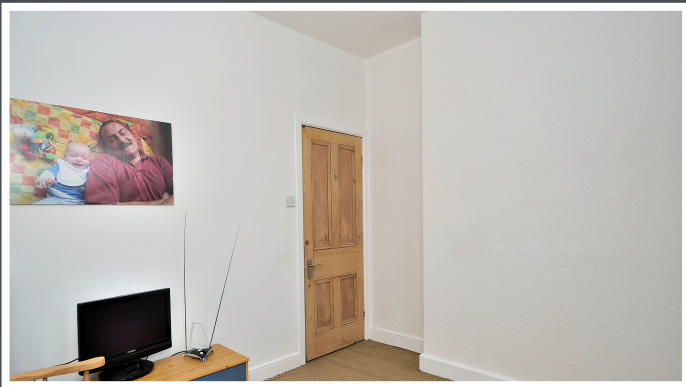
Local Authority: Warrington Borough Council
Council Tax Band: D
Tenure: Freehold
(to be confirmed by Solicitors.)



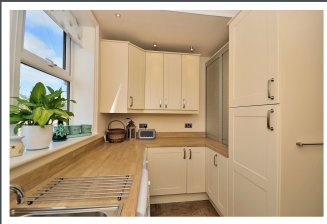
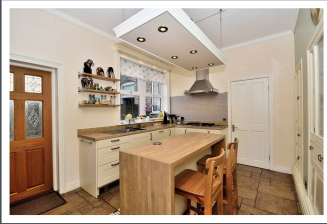
Contents, Fixtures and Fittings

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



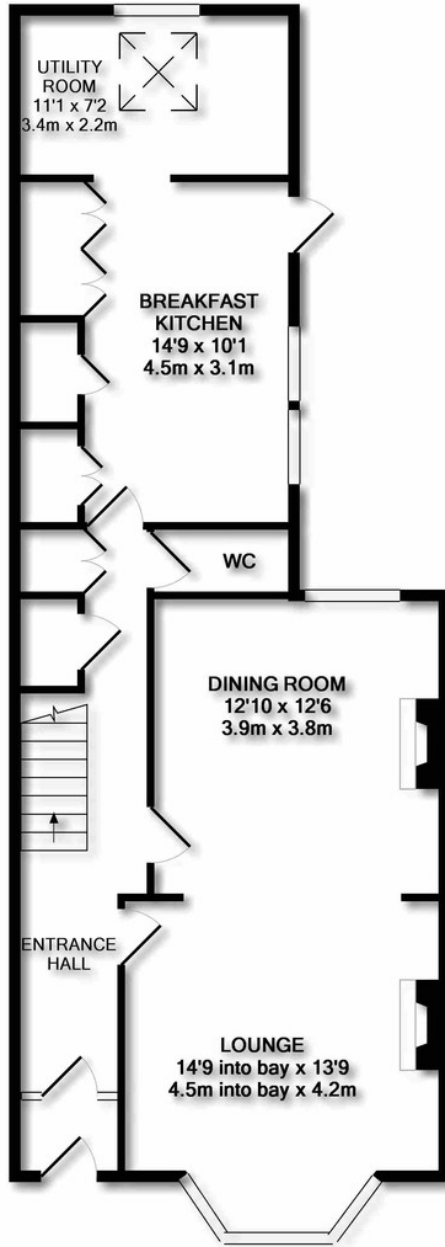




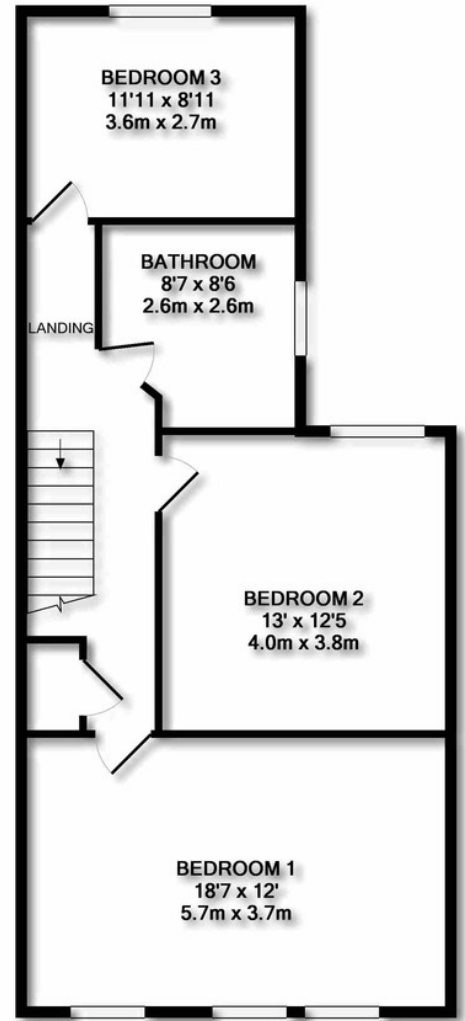


IMPORTANT NOTICE:

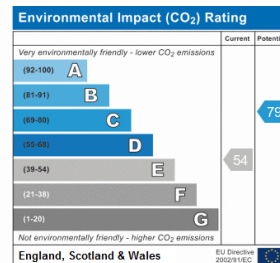
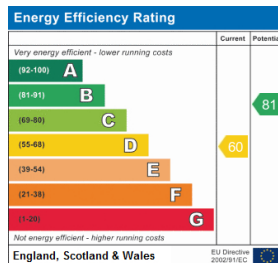
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GROUND FLOOR



1ST 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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