



# Mitchell Street, Stockton Heath Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

## HIGHLIGHTS

- End Terraced Property
- Four Bedrooms
- Popular Location
- Two Reception Rooms
- Stunning Garden
- Modern Kitchen/Diner
- Attractive Lounge
- Garage
- Gas Central Heating
- EPC Rating: E



## DESCRIPTION

A stunning end terraced property in the heart of Stockton Heath Village. This beautiful home has four bedrooms, two reception rooms, a stylish modern kitchen/diner and a four piece bathroom. This really is a wonderful home in a popular location.

To the ground floor there is a spacious lounge with a contemporary kitchen featuring a breakfast bar, there is also a dining room and the added benefit of a utility room and a downstairs WC. To the first floor there are three generous sized bedrooms and a lovely family bathroom. To the second floor there is the master bedroom with an abundance of space and a skylight.

## THE GARDENS

To the rear of the property there is a south/west facing garden which benefits from the afternoon sunshine. There is also a delightful decked area perfect for relaxing and a patio area ideal for alfresco dining.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 6.4m x 4.0m
- Dining Kitchen 4.0m x 3.0m
- Dining Room 3.8m x 3.6m
- Utility Room

### FIRST FLOOR

- Landing
- Bedroom Two 4.6m x 4.1m
- Bedroom Three 5.4m x 4.0m
- Bedroom Four 4.0m x 2.1m
- Bathroom 3.0m x 1.9m

### SECOND FLOOR

- Master Bedroom 5.0m x 4.0m

## 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 1.0 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)

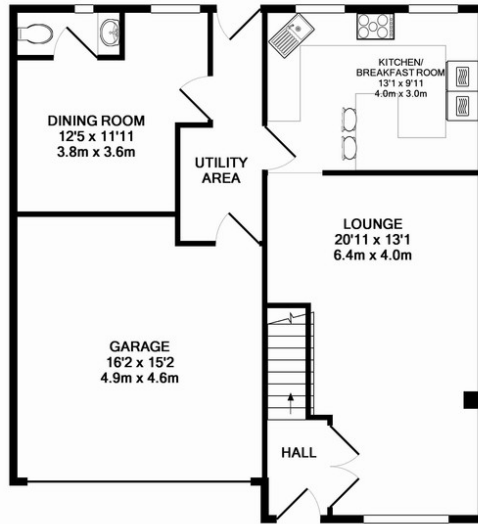
## GENERAL INFORMATION

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

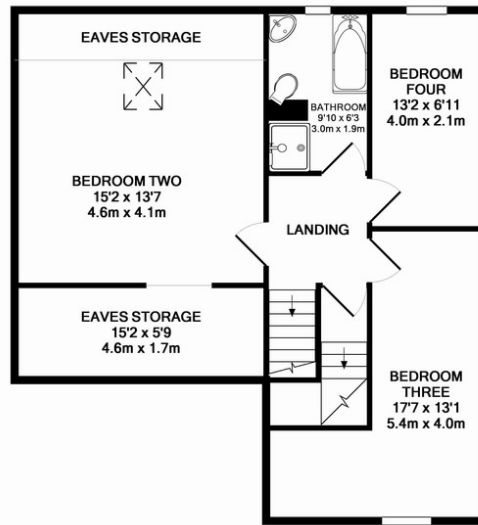
### Contents, Fixtures and Fittings

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

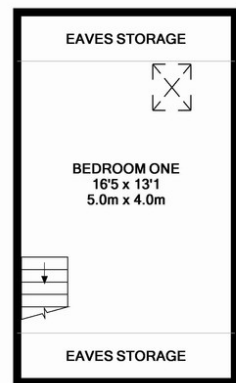




GROUND FLOOR



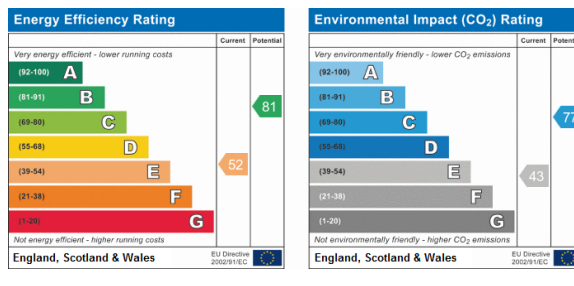
1ST FLOOR



2ND FLOOR

### 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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