



Stafford Road Warrington, Cheshire



Mark Antony
SALES & LETTINGS AGENTS

HIGHLIGHTS

- Freehold
- Beautiful Gardens
- Three Double Bedrooms
- Close To Stockton Heath
- Sought After Location
- High Ceilings
- Basement
- Open Plan Kitchen/Diner
- Abundance Of Living Space
- Original Features



DESCRIPTION

A unique Victorian home within walking distance to Stockton Heath Village and overlooking The Black Bear Park. This three bedroom, period property boasts high ceilings and original features throughout, along with ample living space, off-road parking and gardens to the front and rear. With an abundance of potential, this property will make a truly stunning family home.

Entry into this attractive property is via the rear glass porch, leading into the homely kitchen/diner which is finished with a breakfast bar and celebrates additional family space. The lounge offers a beautifully bright living area with a gorgeous bay window, log burner and wooden flooring flowing through the double doors, into the dining room. The ground floor also benefits from a W.C, utility room and extra storage which can be accessed via the rear garden. The generous sized cellar provides ample potential for further modernisation and living space.

To the first floor, bedroom one is a fantastic size and provides unrivalled views of the greenery throughout the summer months. There are two further great sized bedrooms as well as a family bathroom.

This property also benefits from a functional loft space with a Velux window and has been converted in line with building regulations.

GARDEN

This home enjoys a very enviable plot with views of The Black Bear Park and celebrates a south facing front garden, surrounded with mature shrubbery and offering ultimate privacy. The front garden is ideally positioned to enjoy the sun during the summer months whilst the rear garden is set up perfectly for entertaining with a patio, decking and laid to lawn area. The private parking is located to the rear of the garden along with the garage and access to the communal road, which is owned by the residents of Stafford Road.



SUMMARY OF ACCOMMODATION

BASEMENT

- Play Room 3.75m x 5.08m

GROUND FLOOR

- Lounge 3.75m x 5.08m
- Dining Room 4.05m x 4.07m
- Kitchen 8.19m x 3.29m
- WC 1.38m x 1.00m
- Utility 0.70m x 1.09m
- Garage 5.88m x 3.79m

FIRST FLOOR

- Landing
- Bedroom One 3.75m x 5.08m
- Bedroom Two 4.05m x 3.30m
- Bedroom Three 3.19m x 2.31m
- Bathroom 3.74m x 2.90m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 67Mb (Via BT)

LOCATION

Nestled south of Warrington town centre, this local upmarket village is surrounded by picturesque countryside. Located on what was once a Roman settlement, Stockton Heath has since been home to many notable residents, including film legend George Formby.

It now boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep, offering anything from a casual and relaxed setting to a more cosmopolitan night out. The local village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.

DISTANCES

- Stockton Heath 1 min walk
- Walton Gardens 2 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 15 miles via M56
- Manchester City Centre 22 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: D

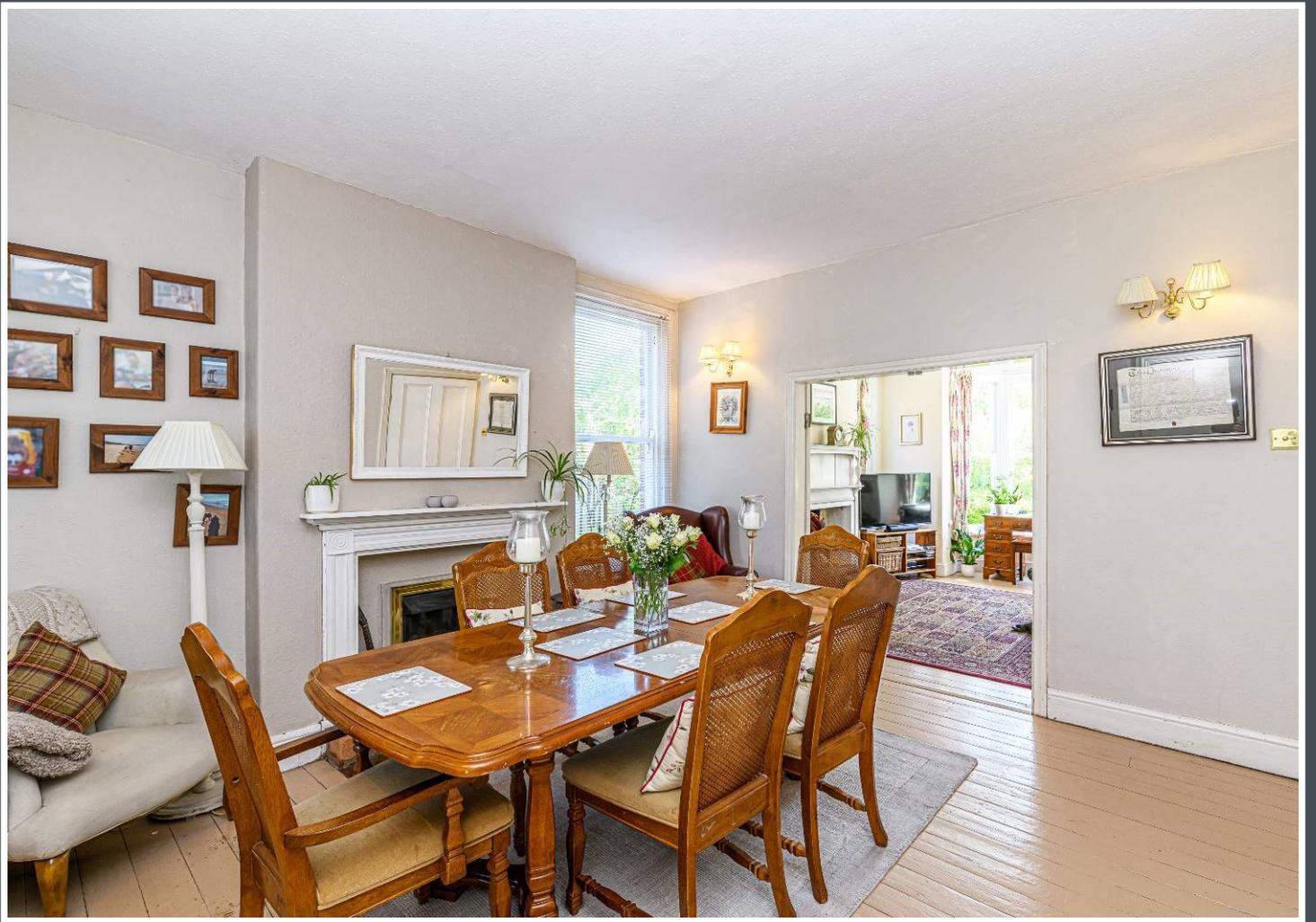
Tenure: Freehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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







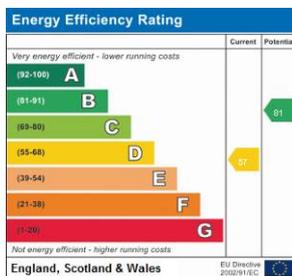
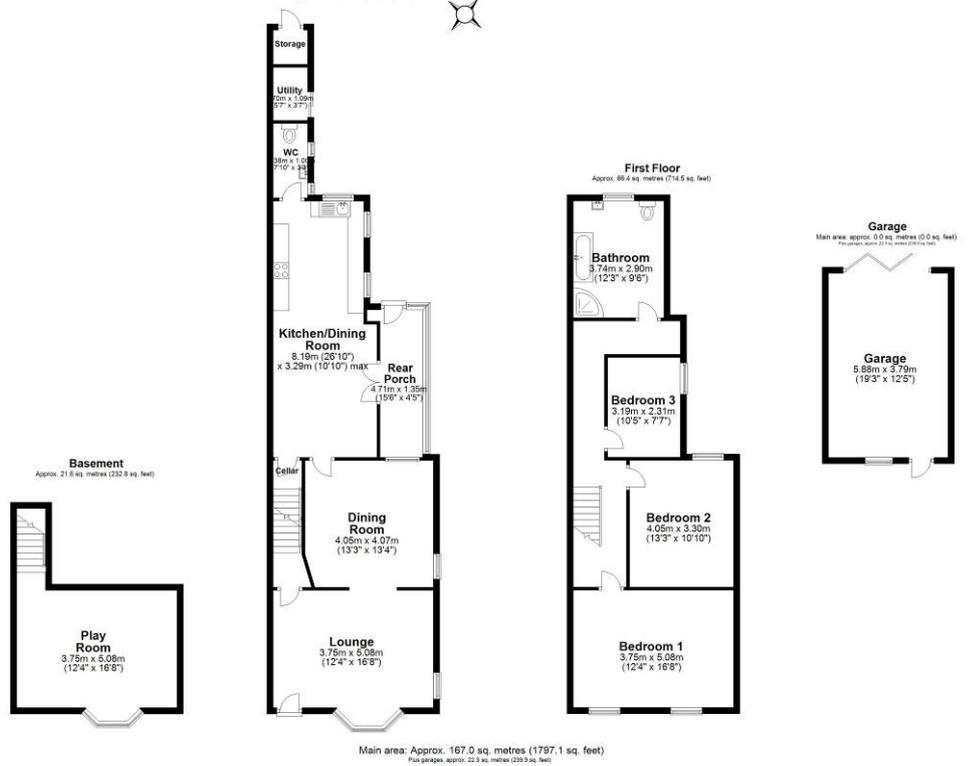


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Ground Floor

Approx. 16.0 sq. metres (164.5 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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