



# Manx Road, Warrington, Cheshire



mark antony

SALES & LETTING AGENTS



## HIGHLIGHTS

- Modernisation Project
- Extra Storage
- Conservatory
- Great Location
- Wet Room
- Close to Stockton Heath
- Three Bedrooms
- Driveway Parking
- Spacious Garden
- Good Transport Links



## DESCRIPTION

A fantastic modernisation project. Situated perfectly between Stockton Heath Village and Warrington town centre. Boasting three bedrooms, a wet room, extra storage as well as a conservatory and a large garden, this home would be ideal for first time buyers or investment.

Access into this welcoming semi detached dorma bungalow is via the hallway. From the hallway you are able to access the sizeable lounge, bedroom two and bedroom three, shower room along with kitchen. The conservatory is accessed through the kitchen. To the first floor you are presented with bedroom one along with an extra storage space.



## GARDEN

Sitting on a large plot this garden is mainly laid to patio which is perfect for family gatherings and al fresco dining. There is also an area of stones making this a great for potted flowers and plants. To the front of the property you are presented with a driveway suitable for multiple cars.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Lounge 5.04m x 3.34m
- Kitchen/Dining Room 4.26m x 2.89m
- Conservatory 2.18m x 5.85m
- Bedroom Two 3.29m x 3.39m
- Bedroom Three 3.14m x 2.94m
- Shower Room 1.79m x 1.88m

### FIRST FLOOR

- Landing
- Bedroom One 2.87m x 3.11m

## 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         | 15 minute walk   |
| • Warrington Town Centre | 15 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  
**Tenure:** Freehold  
(to be confirmed by Solicitors.)

### Contents, Fixtures and Fittings

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





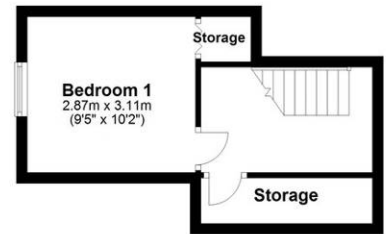


Approx. 73.3 sq. metres (789.0 sq. feet)



### First Floor

Approx. 19.2 sq. metres (206.9 sq. feet)



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>		80	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive  
2002/91/EC



Viewing is strictly by appointment only  
Please call **01925 267070** to arrange.

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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