



Willow Drive, Stockton Heath Warrington

Three Bedrooms • Sought After Location • Driveway Parking • Close To Local Amenities • Charming Gardens •
Light And Airy • Spacious Living • Ideal Family Home • Close To Local Schools • Garage



Mark Antony
SALES & LETTING AGENTS



INTERIOR

As you enter this delightful home, you are welcomed by a hallway that offers access to the charm beyond. The first room you encounter is a spacious and bright living/dining area, providing both convenience and versatility. This inviting space creates the perfect setting for relaxation and unwinding.

Following the natural flow of the home, you'll find a generously sized sunroom—an ideal spot for catching up with loved ones or enjoying a good book. The ground floor also features a well-appointed kitchen, complete with ample counter space and integrated appliances, making the preparation of warm, home-cooked meals effortless. Additionally, there is a garage, offering excellent storage solutions.

Ascending to the first floor, you'll discover three well-proportioned bedrooms, all designed for comfort and relaxation after a busy day. These rooms are served by a conveniently located family bathroom, adding practicality and ease to everyday living.



GARDEN

To the rear of this elegant home lies a charming garden, perfectly suited for hosting family gatherings or simply enjoying the warm summer sunshine. The property also benefits from a beautifully maintained front garden, complete with a driveway for added ease and convenience.

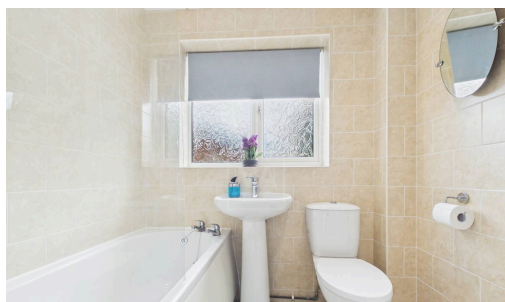


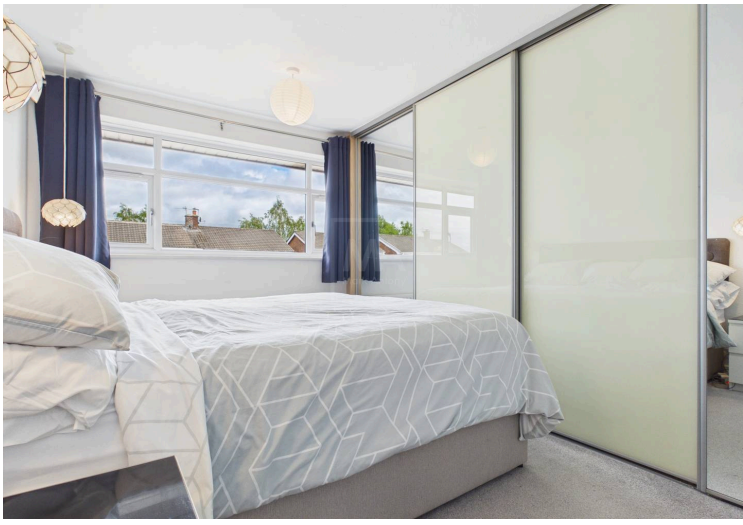
LOCATION

Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. It 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 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.

GENERAL INFORMATION

- › Council Tax band: C
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: C







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VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under separate negotiation.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



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