



Hawthorne Grove, Stockton Heath Warrington

Modern Interior • Family Home • Village Location • Ready to Move Into • Close to Local Amenities
• Spacious Throughout • Light and Airy • Three Bedrooms • Bay Fronted Lounge • Stunning Bathroom



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Welcome to this beautifully presented three-bedroom modern home, perfectly situated in the vibrant Stockton Heath Village.

As you enter the property, you are greeted by a welcoming entrance hallway leading through to the spacious main reception room, offering a bright and comfortable space to relax with family and friends. To the rear of the property, a second reception room provides excellent flexibility and could be used as a dining room, playroom, or home office.

The heart of the home is the stylish modern kitchen, fitted with a range of contemporary units and ample worktop space, making it ideal for both everyday living and entertaining.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous principal bedroom and two further bedrooms suitable for children, guests, or home working. Completing the first floor is a sleek, modern family bathroom fitted with quality fixtures and a contemporary suite.



GARDEN

The south facing courtyard garden offers a private and tranquil outdoor space, perfect for relaxing and enjoying the sunshine throughout the day. Designed for low-maintenance living, it provides ample space for outdoor seating, al fresco dining, or simply unwinding with a morning coffee during the warmer months. Fully enclosed for added privacy, this charming outdoor retreat creates a peaceful and inviting setting, ideal for both entertaining and everyday enjoyment.

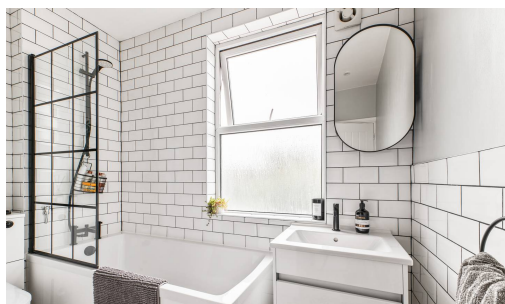


LOCATION

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

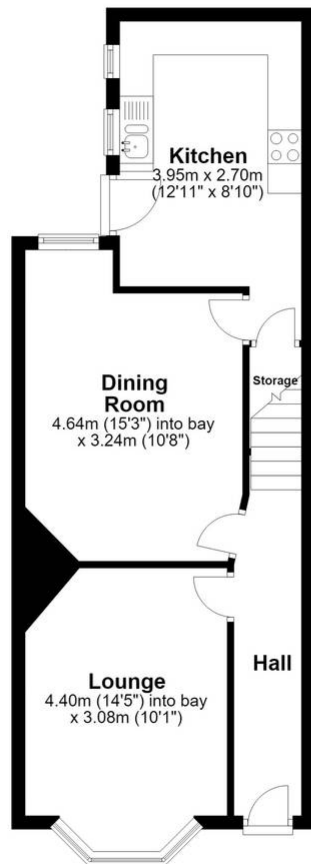
- › Council Tax band: C
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: D





Ground Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



Total area: approx. 87.5 sq. metres (941.9 sq. feet)

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.