



Egerton Street, Stockton Heath Warrington, Cheshire



Offers In Excess Of
£220,000



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SALES & LETTING AGENTS

HIGHLIGHTS

- Popular Location
- Stunning Family Home
- Traditional Terrace
- Four Piece Bathroom
- Original Features
- Beautiful Rear Garden
- Two Bedrooms
- First Time Buyer Home
- Two Reception Rooms
- Open Plan Lounge/ Diner



DESCRIPTION

A lovely mid terrace property with original features located in the heart of Stockton Heath village. This stunning family home has two reception rooms, two good sized bedrooms and a beautiful rear garden. A fabulous opportunity for a first time buyer to own an ultra-stylish traditional terrace in a highly sought-after location.

Access to this wonderful property is via the front door into the hallway. The hallway leads off into the open plan lounge/ dining room and then into the separate modern kitchen. To the first floor there is two bedrooms with the benefit of fitted wardrobes and a fantastic four piece family bathroom.

THE GARDEN

To the rear of the property is a beautiful south west facing, low maintenance garden with a shed for storage and secured gated access. There is also a cobbled patio area perfect for alfresco dining.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 3.5m x 2.9m
- Dining Room 4.1m x 3.1m
- Kitchen 3.5m x 2.6m

FIRST FLOOR

- Landing
- Master Bedroom 3.5m x 3.9m
- Bedroom Two 4.1m x 2.3m
- Bathroom 3.5m x 2.6m

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 50 Yards
- Walton Gardens 1.7 mile walk
- Warrington Town Centre 1.3 miles
- Manchester Airport 16 miles via M56
- Liverpool City Centre 22 miles via M56
- Manchester City Centre 24 miles via M56

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Tax Band: B

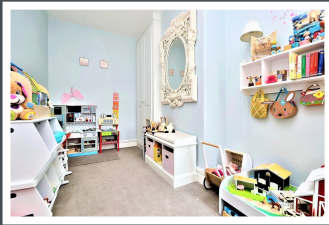
Ground Rent: £3 pa

Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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





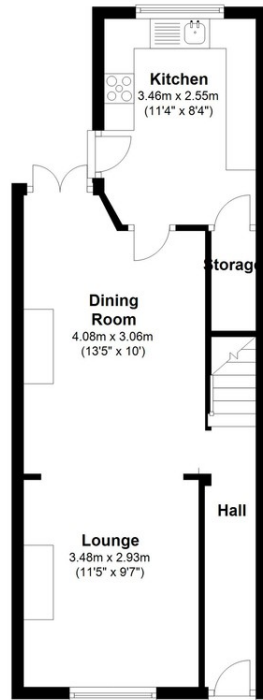
IMPORTANT NOTICE:

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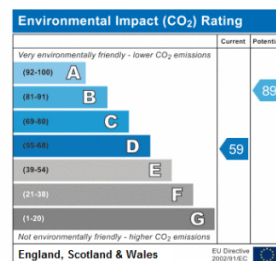
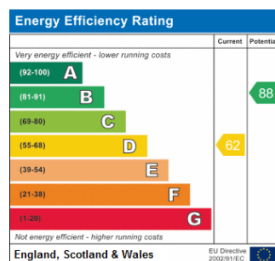
Ground Floor
Approx. 39.7 sq. metres (427.6 sq. feet)



First Floor
Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 78.7 sq. metres (847.1 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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