



Ellesmere Road, Walton Warrington, Cheshire



mark antony

SALES & LETTING AGENTS

HIGHLIGHTS

- ❑ No Onward Chain
- ❑ Renovation Opportunity
- ❑ Walking Distance to Stockton Heath
- ❑ Spacious and Light Reception Rooms
- ❑ Larger End-Terrace
- ❑ Canal Views
- ❑ South Facing Garden
- ❑ Three Sizeable Bedrooms
- ❑ Transport Links
- ❑ Great Schools Nearby



DESCRIPTION

With no onward chain we present this stunning period end-terrace property with canal views, situated a stone's throw from Stockton Heath. This property is the perfect renovation opportunity offering great potential. With two light and spacious reception rooms, three bedrooms and a south facing garden it would be the perfect project for first time buyers or an investor.

Entering this spacious property through a welcoming hallway leading to the large lounge featuring a bay window and log burner effect gas fire, the dining room and fitted kitchen with access to the rear garden. The first floor consists of two sizeable double bedrooms, a single room and family bathroom. Bedroom one offers fantastic views over the Manchester Ship Canal.

GARDEN

Accessed via the kitchen the south facing rear garden, offers the perfect space for entertaining. This low maintenance garden consists of a small lawn area and larger patio perfect for outdoor seating. There's also no problem for parking, with spaces to the front, rear and side of the property!



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Lounge 3.69m x 3.46m
- Dining 3.92m x 3.62m
- Kitchen 4.35m x 2.55m

FIRST FLOOR

- Bedroom One 3.66m x 4.65m
- Bedroom Two 3.97m x 3.00m
- Bedroom Three 2.59m x 2.74m
- Bathroom 1.58m x 1.77m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 65Mb (Via BT)

LOCATION

Nestled south of Warrington town centre, this 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 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 5 min walk
 - Walton Gardens 1 mile walk
 - Warrington Town Centre 2 miles
 - Manchester Airport 15 miles via M56
 - Manchester City Centre 18 miles via M56
- (Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: C
Tenure: Leasehold
(to be confirmed by Solicitors.)

Contents, Fixtures and Fittings

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

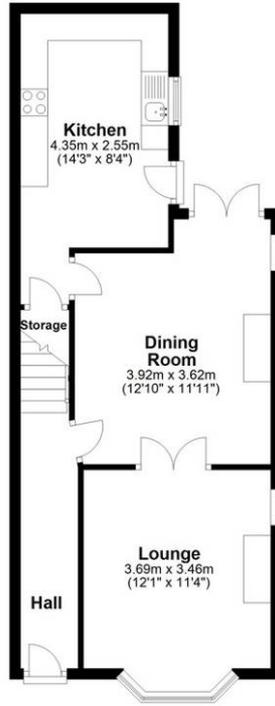




IMPORTANT NOTICE:

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.

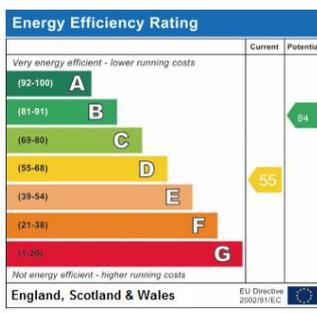
Ground Floor
Approx. 48.4 sq. metres (521.4 sq. feet)



First Floor
Approx. 47.7 sq. metres (513.5 sq. feet)



Total area: approx. 96.1 sq. metres (1034.9 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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