

# The Heath



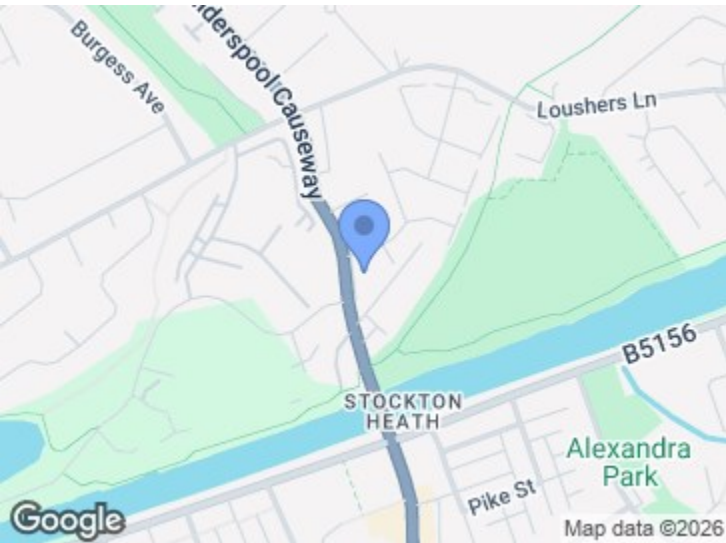
EXCELLENT LOCATION ON 'THE HEATH' | GARDEN AND DRIVEWAY | OPEN PLAN DINING KITCHEN | CLOSE TO AMENITIES | MASTER BEDROOM WITH DRESSING ROOM | EN SUITE  
 Situated on 'The Heath' this popular Bellway development is close to all the amenities of Stockton Heath. This well presented three detached property is well maintained with gardens and driveway, internally the property has a welcoming hallway, lounge, dining kitchen, utility, W.c. To the first floor, landing, bedroom one with dressing room and Ensuite bathroom, two further bedrooms and bathroom. Externally, laid to lawn garden with entertaining patio, garage.

£354,950

Tel: 01925 600 200

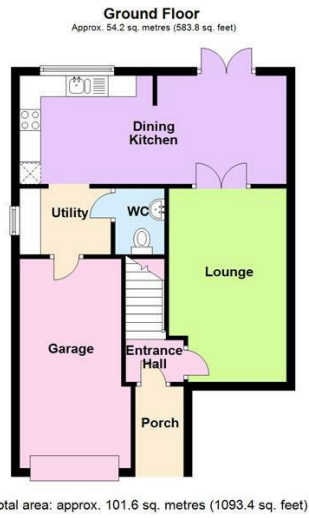
## Location

Now locally known as 'The Heath', this modern development is built on the former 'Greenalls' site adjacent to Loushers Lane and Wilderspool Causeway. Neighbouring 'Black Bear Park' including the 'Trans Pennine Trail' and 'Loushers Lane Playing Fields', this hugely popular area being within walking distance of Stockton Heath village which boasts an impressive selection of independent shops and boutiques as well as useful amenities including a supermarket and post office. There are a fine selection of restaurants and bars on the doorstep, offering either a relaxed setting or a more cosmopolitan night out. The village is popular 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.

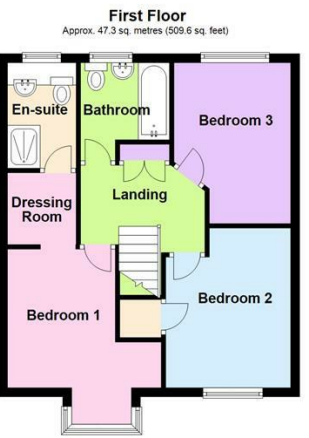


| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

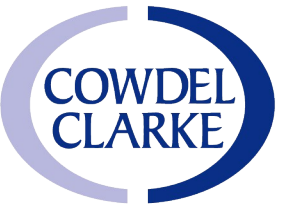


Total area: approx. 101.6 sq. metres (1093.4 sq. feet)





# The Heath Wade Avenue



## Accommodation

We are delighted to offer 'For Sale' this attractive detached offering excellent outside space and driveway, 'The Heath' is a popular development built by 'Bellway Homes', close to the local amenities of Stockton Heath this delightful detached property offers superbly appointed accommodation briefly comprising of , entrance porch, entrance hallway, lounge, Dining Kitchen, utility, WC. The first floor includes hallway, bedroom one complete with dressing room and en suite, two further bedroom and family bathroom. Externally to the rear the garden is mainly laid to lawn with an attractive entertaining patio. The property offers a garage and ample parking.

## Entrance Porch

7'1 x 3'10 (2.16m x 1.17m )

## Entrance Hallway

3'3 x 4'6 (0.99m x 1.37m)

## Lounge

15'1 x 9'2 (4.60m x 2.79m)

## Dining Kitchen

20'10x 8'6 (6.35mx 2.59m)

## Utility

7'5 x 5'2 (2.26m x 1.57m)

## WC

5'2 x 3'10 (1.57m x 1.17m)

## Garage

16'4 x 7'11 (4.98m x 2.41m)

## Landing

9'4 x 9'2 (2.84m x 2.79m)

## Bedroom One

12'10 x 11'5 (3.91m x 3.48m)

## Dressing Room

5'3 x 5'1 (1.60m x 1.55m )

## En Suite Shower Room

7'9 x 5'1 (2.36m x 1.55m )

## Bedroom Two

11'9 x 9'3 (3.58m x 2.82m )



## Postcode

WA4 6FW

## Possession

Vacant Possession upon Completion.

## Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.



## Bedroom Three

8'9 x 11'10 (2.67m x 3.61m )

## Bathroom

7'2 x 6'7 (2.18m x 2.01m)

## Outside

## Tenure

Leasehold

## Council Tax

## Local Authority

Warrington Borough Council

## Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

