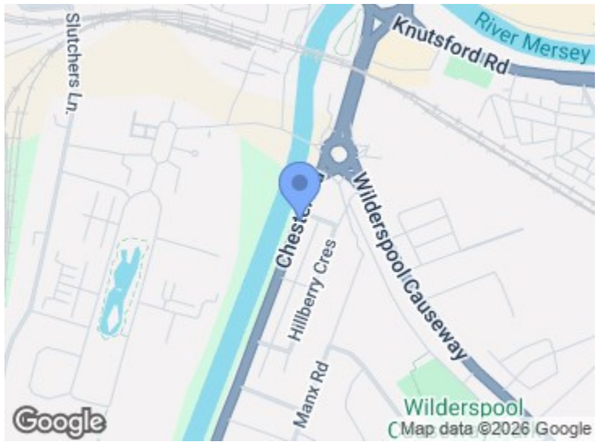


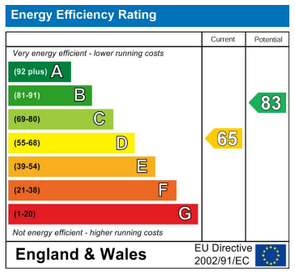
Total area: approx. 101.4 sq. metres (1092.0 sq. feet)

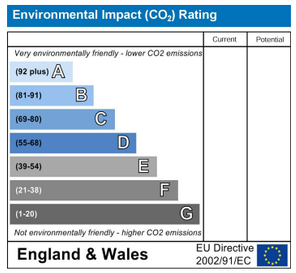


Location

Occupying a popular and convenient residential location this delightful mid-terrace property offers well-proportioned accommodation set within close proximity to the fashionable village of Stockton Heath which offers a selection of associated amenities including retail outlets, restaurants, bars, banks and building societies. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool airports. Further to the area there are a range of local schools catering for all ages with highly regarded reputations.









TRADITIONAL MID-TERRACE CLOSE TO WARRINGTON TOWN AND STOCKTON HEATH VILLAGE CENTRE I CHARACTERFUL FEATURES I RECENTLY FITTED KITCHEN AND BATHROOM I OFF-ROAD PARKING TO THE REAR I This traditional property features an entrance hallway with traditional ceiling corbels, through lounge / diner with double doors, recently fitted dining kitchen and under stairs storage cupboard. The first floor presents three bedrooms and a recently fitted family bathroom.

£225,000

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Chester Road







Accommodation

Entrance Vestibule
3'8" x 3'6" (1.13m x 1.07m)

Entrance Hallway
13'9" x 4'7" (4.21m x 1.4m)
Accessed via composite panelled and frosted front door. The entrance hallway features ceiling coving, original decorative corbels and central heating radiator leading to;

Dining Room
13'9" x 11'8" (4.2m x 3.56m)
Feature fireplace, ceiling coving, ceiling rose and central heating radiator. PVC double glazed window to the rear elevation, with ceiling and wall lighting.

Lounge
13'0" x 10'9" (3.97m x 3.3m)
Double doors open into the lounge area, boasting a traditional bay window with PVC double glazed windows, ceiling coving, ceiling rose, central heating radiator and feature fireplace with a granite hearth and granite surround, ceiling light and wall lighting.

Storage Cupboard
Under stairs storage for cloaks and shoes.

Dining Kitchen
14'9" 9'4" (4.5m 2.87m)
The recently fitted kitchen features Amtico style flooring and hosts range of matching eye and base level units with breakfast bar and treated wooden work surface. Equipped with a composite one-and-a-half bowl matte black sink with matching matte black mixer tap, a four-ring induction hob with stainless steel splashback, oven below and extractor above. The space also includes an integrated Hotpoint washing machine, PVC windows to the rear and side elevations, a telephone point, and door leading to the side elevation.

First Floor





Landing
20'4" (max) x 4'7" (max) (6.2m (max) x 1.4m (max))
A recessed landing with two loft access points.

Bedroom One
15'1" x 12'9" (4.6m x 3.9m)
Twin PVC windows to the front elevation, recessed chimney breast, ceiling coving and central heating radiator.

Bedroom Two
13'11" x 9'6" (4.25m x 2.9m)
PVC Window to the rear elevation, ceiling coving, central heating radiator and recessed chimney breast

Bedroom Three
9'2" x 8'2" (2.8m x 2.5m)
PVC Window to the rear elevation, central heating radiator, telephone point and storage cupboard.

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Family Bathroom
The recently fitted family bathroom features stylishly tiled flooring and tiled walls. Comprising three-piece suite with paneled bath & glass screen, a chrome 'rainfall' style shower head with handheld chrome attachment. Low-level WC and a sink unit with a chrome mixer tap and storage below. Chrome ladder style central heating radiator, PVC window to the side elevation, extractor fan and spotlighting.

Outside
Flagged in the main with traditional brick borders and double gates providing off road parking.

Tenure
Advised Leasehold

Council Tax
Tax Band 'B'

Services

Local Authority

Postcode

Possession