



Limetree Avenue, Stockton Heath

Warrington, Cheshire

Three Bedrooms • Freehold Title • Generous Living And Dining Space • Close To Local Amenities • Off Road Parking • Private Rear Garden • Excellent Location • Three Piece Bathroom And W.C • Beautiful Kitchen • Ample Storage Throughout



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Accessed via a welcoming entrance hallway, setting the tone for the spacious accommodation throughout. To the rear of the home is a superb open-plan living and dining space, generously proportioned and flooded with natural light. Designed with modern living in mind, the room provides an excellent space for both relaxing and entertaining, with French doors opening directly onto the rear garden. Continuing through the property, the well-appointed kitchen is fitted with a range of wall and base cabinetry, providing ample worktop space and excellent storage. The ground floor is further enhanced by useful additional storage and a convenient downstairs W.C.

To the first floor are three well-proportioned bedrooms, each offering a good degree of privacy and versatility to suit a variety of needs. Completing the accommodation is a well-maintained three-piece family bathroom suite as well as two additional storage spaces.



Overall, this well-presented home offers generous living accommodation, excellent natural light and a practical layout, making it an ideal choice for modern family living all within a quiet cul-de-sac.

EXTERIOR

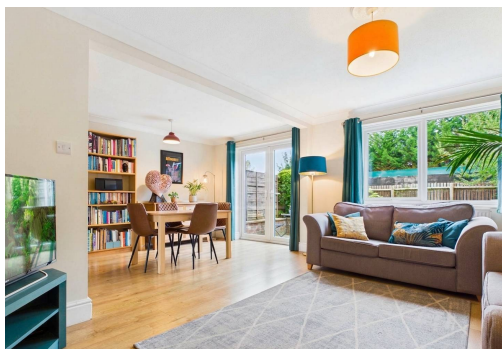
The property benefits from a private and well-maintained South West facing rear garden, offering a lovely outdoor space for relaxing and entertaining. The garden features a paved patio area, ideal for outdoor dining and seating, leading onto a neatly laid lawn bordered by established shrubs and mature greenery. The enclosed boundaries provide a good degree of privacy and seclusion, while a range of established planting adds colour and character. There is also a useful out building, providing practical additional storage. Overall, the garden offers a pleasant combination of paved and lawned areas, making it a versatile space for both entertaining and enjoying the outdoors. To the front, the property benefits from a low maintenance garden alongside extra front storage cupboard and ample off road parking.

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 and outstanding local schools.

GENERAL INFORMATION

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







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Approximate total area¹¹
903 ft²
Reduced headroom
11 ft²

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.



Note: 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 to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us 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 representation of fact.



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