



Raymond Avenue, Stockton Heath, WA4 2UZ

£415,000

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Presented to the market in immaculate condition, this deceptively spacious semi offers a fantastic opportunity to acquire a lovely modern home within easy walking distance of Stockton Heath village centre.

Features include; gas fired central heating, UPVC double glazing, entrance hall, a 23ft lounge, open plan kitchen / dining room with integrated appliances, cloaks / WC, a large first floor landing, three well proportioned bedrooms, ensuite, family bathroom, driveway parking for two cars and a pleasant rear garden.

The highly convenient location of this property offers pleasant walks from the doorstep, easy access to several lovely parks, excellent local schooling, all amenities & major transport links.

Early Viewing Essential.

### Ground Floor

**Entrance Hall** - 1.63m x 1.14m (5'4" x 3'9")

**Lounge** - 7.14m x 3.81m (23'5" max into bay x 12'6")

**Kitchen / Dining Room** - 4.95m x 4.22m (16'3" x 13'10")

Integrated dishwasher, washing machine and fridge / freezer.

**Cloaks / WC** - 1.78m x 0.97m (5'10" x 3'2")

### First Floor

**Landing** - 4.98m x 2.01m (16'4" max x 6'7")

**Bedroom One** - 4.95m x 2.97m (16'3" max x 9'9")

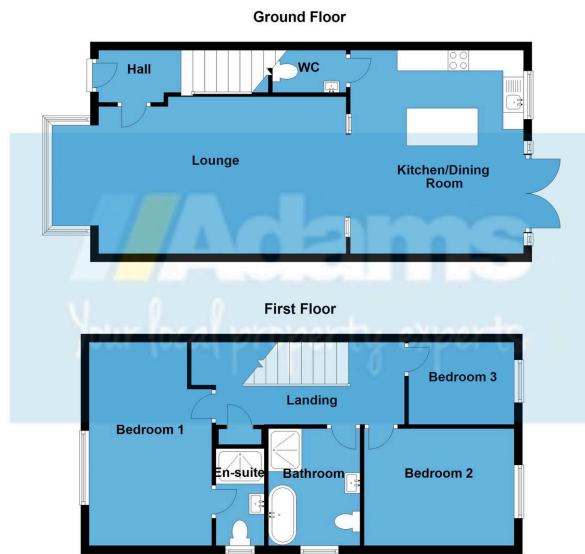
**Ensuite** - 2.36m x 1.17m (7'9" x 3'10")

**Bedroom Two** - 3.76m x 2.84m (12'4" x 9'4")

**Bedroom Three** - 2.72m x 1.98m (8'11" x 6'6")

**Bathrooms** - 2.24m x 2.16m (7'4" x 7'1")





- Immaculate Modern Semi
- Easy Walking Distance To Stockton Heath
- Impressive Open Plan Living Space
- Ground Floor Cloaks / WC
- Two Driveway Parking
- Deceptively Spacious Accommodation
- Three Bedrooms + Ensuite
- Integrated Appliances
- Garden At Rear
- Viewing Essential Spaces

