



Brackley Street, Stockton Heath, Warrington

£290,000

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*****NO CHAIN DELAY*****

A fully modernised, larger style traditional terrace in favoured residential street close to the village centre.

The immaculate accommodation briefly includes; entrance hall, lounge, dining room, a refitted breakfast kitchen, first floor landing, master bedroom with dressing area / study / potential ensuite, second double bedroom, modern shower room and a useful loft storage room. The rear garden enjoys a favourable Westerly aspect and could be reconfigured to provide off road parking if desired (subject to the necessary consents being obtained).

Early Viewing Advised.

Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

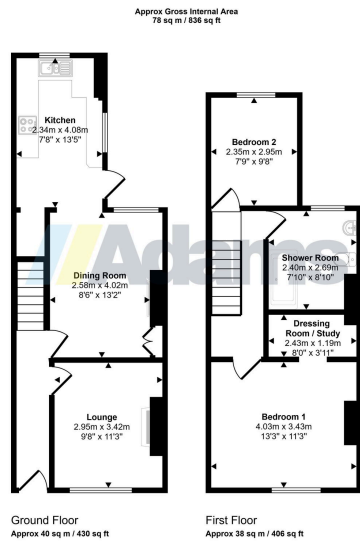
Agents Notes

The dressing room / study area accessed from Bedroom One has all of the necessary pipework & fittings in place to create an ensuite shower room if desired.

Tenure: Leasehold

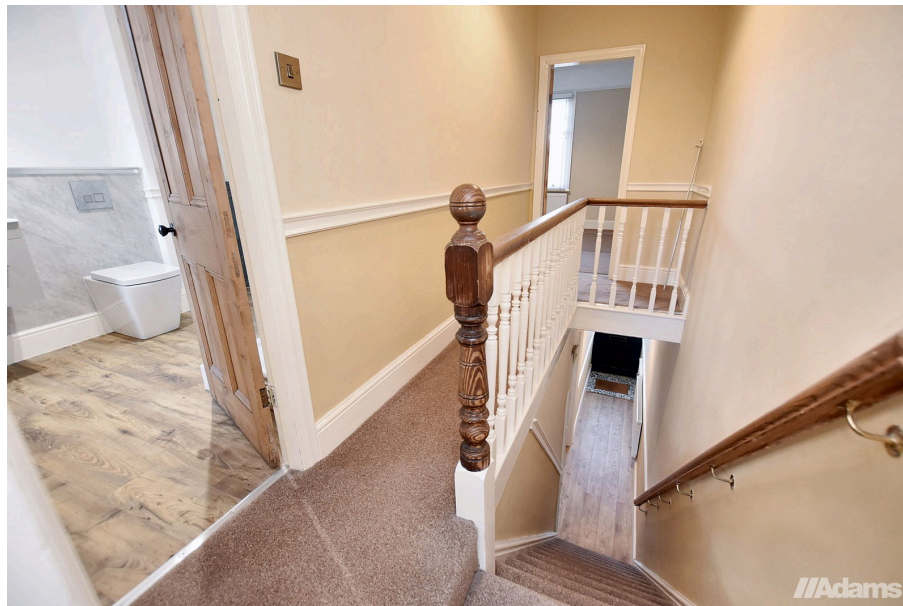
Lease Term: 990 years from 1st November 1912 (878 years remaining)





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Traditional Larger Style Terrace
- Central Village Location
- Modern Breakfast Kitchen
- Study / Dressing Area / Potential Ensuite
- West Facing Rear Garden
- Fully Modernised Accommodation
- Two Reception Rooms
- Two Double Bedrooms
- Useful Loft Storage Room
- No Chain Delay



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(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	