



Egerton Street WA4 6DT

£300,000

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

A beautifully presented, larger style traditional terrace in a favoured residential street in the heart of Stockton Heath village.

The immaculate accommodation briefly includes; entrance vestibule, open plan dining room & lounge, a refitted modern kitchen, first floor landing, master bedroom, second double bedroom and a large, spacious modern bathroom with underfloor heating. To the rear there is a Westerly facing enclosed yard and substantial sized garage.

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

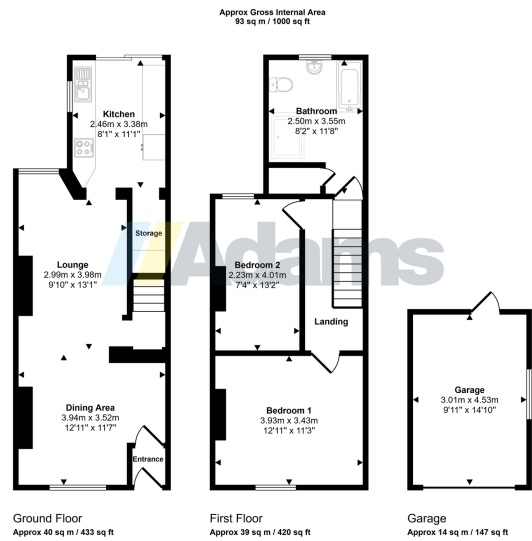
Tenure: Leasehold

Council Tax Band: B

Local Authority: Warrington Borough Council

EPC Rating: tbc





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 Snippy 360.

- Central Village Location
- Large Garage At Rear
- Traditional End Terrace Property
- Beautifully Appointed Throughout
- Modern Kitchen
- Spacious Open Plan Living Space
- Large Modern Bathroom with Underfloor Heating
- 2 Bedrooms
- No Chain Delay
- Early Viewing Advised

