



*36 Leonard Street, Stockton Heath, Warrington,  
Cheshire. WA4 2UP.  
Guide Price £250,000*

Sought After Location | Ideal Starter Home | Two Bedrooms | Generous Dining Kitchen | Ground Floor  
Bathroom | Village Location | Garden Fronted Terraced |





TOTAL FLOOR AREA: 707 sq ft (65.7 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
 Made with Metropac (2022)

This charming two-bedroom property is an ideal starter home in the sought-after Stockton Heath village. The property boasts a generous dining kitchen, perfect for hosting family and friends, and a ground-floor bathroom for added convenience. The garden-fronted terraced property offers a peaceful retreat, perfect for relaxing and enjoying the outdoor space. With its desirable location and excellent transport links, this property will surely attract a range of buyers looking for the perfect combination of rural living and accessibility to nearby amenities. Don't miss out on this fantastic opportunity to own a beautiful home in a highly sought-after location.

Outside, the property has a small garden frontage, a paved yard to the rear, a store shed, and gated



**Contact your local office to arrange a viewing:**

- Padgate:** 01925 479334
- Great Sankey:** 01925 454300
- Winwick:** 01925 232146
- Stockton Heath:** 01925 453400
- St.Helens:** 01744 754120
- Wigan:** 01942 498862
- Culcheth:** 01925 764744
- Ashton-In-Makerfield:** 01942 364446
- Newton-Le-Willows:** 01925 907770
- Commercial Office:** 01925 907709
- Lettings Head Office:** 01925 873533
- Financial Services:** 01925 221234

**Viewing Arrangements**

Viewing is strictly by appointment only through Ashtons Estate Agency.

**Disclaimer Property Details**

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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