



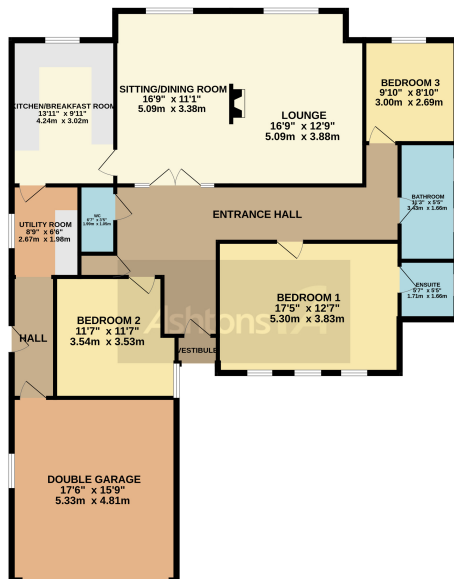
*132 Walton Road, Stockton Heath, Warrington,  
Cheshire. WA4 6NS.*

*£575,000*

NO ONWARDS CHAIN | DETACHED BUNGALOW | OPEN PLAN ARRANGEMENT | TWO  
BATH/SHOWER ROOMS | MANAGEABLE GARDENS | DOUBLE GARAGE PLUS  
PARKING | CLOSE TO STOCKTON HEATH |



GROUND FLOOR  
1697 sq.ft. (157.6 sq.m.) approx.



TOTAL FLOOR AREA: 1697 sq.ft. (157.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other areas 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 here have not been inspected and no guarantee is to be made of their condition or otherwise. Made with Metagex C5023

This detached bungalow is located in an ideal location near Stockton Heath Village. It was built approximately 30 years ago and offers spacious accommodation. The property consists of three bedrooms, with the master bedroom having an en-suite bathroom. There is a lounge, dining room, kitchen, utility room, and a family bathroom.

Externally, the property features off-road parking and a double garage with electric doors. The front of the property has a driveway that can accommodate multiple vehicles, as well as a lawn area with mature



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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welcoming atmosphere.

**Shopping and Dining:** Stockton Heath is known for its diverse range of independent shops and boutiques. It offers a unique shopping experience with a variety of clothing stores, gift shops, art galleries, and more. The village is also renowned for its dining scene, with a wide selection of restaurants, cafes, and pubs offering a range of cuisines to suit different tastes.

**Recreational Opportunities:** The area surrounding Stockton Heath provides plenty of opportunities for outdoor activities. The nearby Bridgewater Canal offers picturesque walking and cycling routes, and there are several parks and green spaces to enjoy, such as Grappenhall Heys Walled Garden and Walton Gardens. The village also has a leisure center with sports facilities and a swimming pool.

**Excellent Schools:** Stockton Heath and the surrounding area are home to several highly regarded schools, both primary and secondary. This makes it an attractive location for families with children, as they can benefit from quality education options.

**Proximity to Nature:** Despite being close to urban areas, Stockton Heath is surrounded by beautiful countryside and green spaces. Residents can easily access the Cheshire countryside, Delamere Forest, and the Peak District National Park, offering opportunities for outdoor recreation and relaxation.

**Transport Links:** Stockton Heath benefits from good transport links, including regular bus services and nearby train stations. Warrington Bank Quay and Warrington Central stations provide connections to major cities and towns, making commuting or traveling for leisure convenient.

Overall, living in Stockton Heath offers a blend of convenience, amenities, a close-knit community, and access to both urban and natural attractions, making it a desirable place to call home.