



1 Calderfield Close, Stockton Heath, Warrington, Cheshire. WA4 6PJ.

£695,000

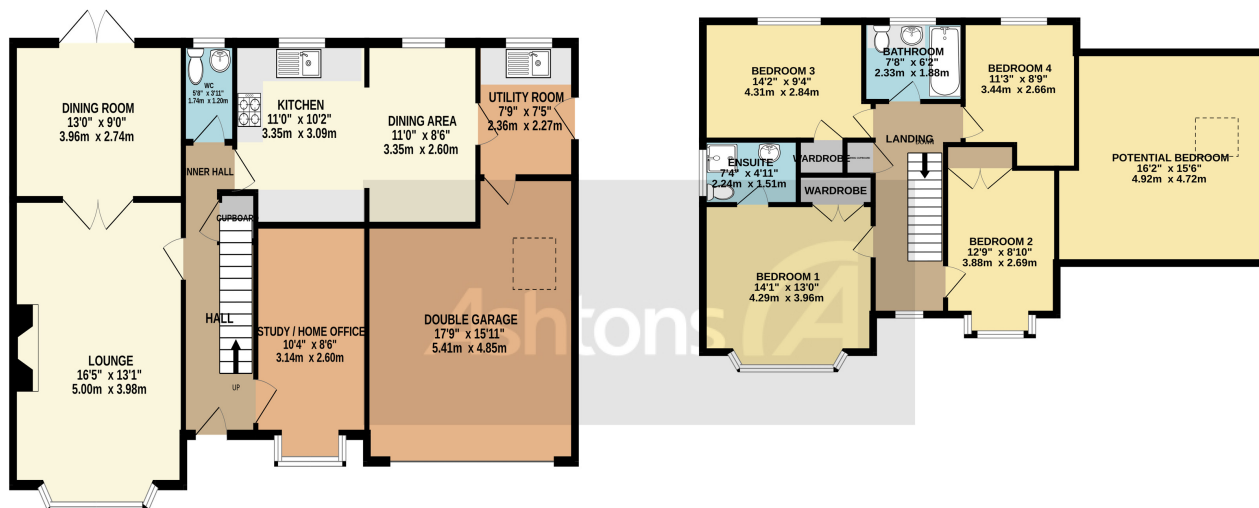


SOUGHT AFTER LOCATION | BEDROOM WITH FITTED WARDROBES | THREE
RECEPTION ROOMS | MATURE FRONT AND REAR GARDENS | DOUBLE ATTACHED
GARAGE | GREAT PONTENTIAL | NO CHAIN |



GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.

1ST FLOOR
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA: 1974 sq.ft. (183.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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This attractive detached home is situated on this sought-after development in Stockton Heath. The property offers a great family home with an opportunity to alter to your own needs. Internally there is a welcoming hallway, a study with a box bay window, a lounge, and a separate dining room with French doors out into the garden. There is a ground-floor WC, a kitchen and breakfast area, a utility room, and access to the double garage. On the first floor, there are four double bedrooms, an en-suite shower room, and a family bathroom. Externally there is a double-width driveway, double garage, and mature gardens to the front and rear with side gate access.



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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Green Spaces: Stockton Heath is surrounded by beautiful green spaces, offering opportunities for outdoor activities and relaxation. Victoria Park, located near the village center, provides a tranquil setting with its well-maintained gardens, tennis courts, and a children's playground.

Transport: The village benefits from good transport links. Stockton Heath is well-connected to neighboring towns and cities via road networks, with the A49 and M56 motorway in close proximity. There are also regular bus services connecting Stockton Heath to Warrington and other nearby areas.

Residential Area: Stockton Heath is a sought-after residential area, known for its attractive housing stock. The village features a mix of property types, including period homes, cottages, and modern developments. The desirable location, amenities, and community atmosphere make it a popular place to live.

Overall, Stockton Heath is a charming village in Cheshire, offering a blend of history, amenities, and natural beauty. Its village center, cultural events, and convenient location make it an attractive destination for residents and visitors alike.