

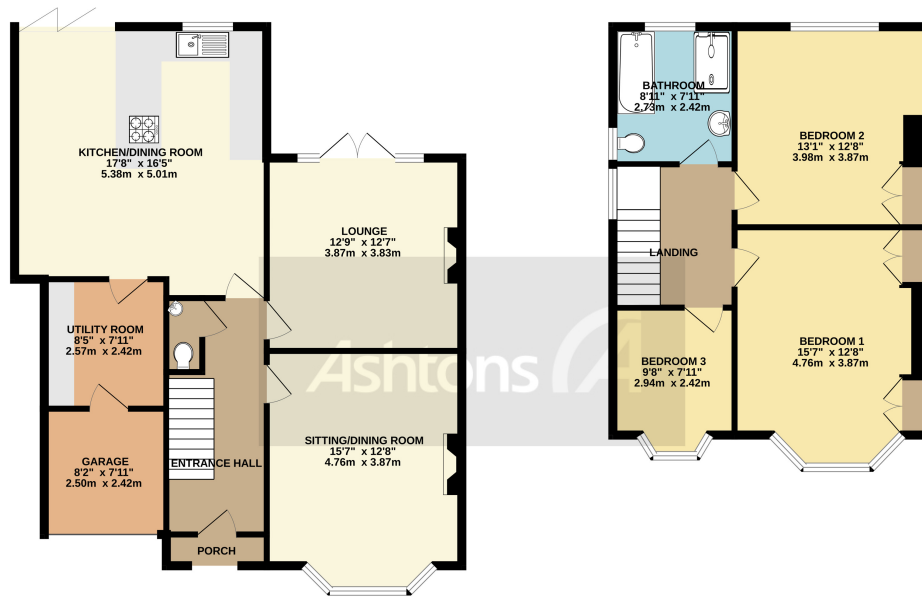


*8 Burnside Avenue, Stockton Heath, Warrington,  
Cheshire. WA4 2AW.  
Offers in Excess of £485,000*

Three Bedrooms | Three Reception Rooms | South Facing Rear Garden | Close To Stockton Heath |  
High Standard Finish | Off Road Parking and Garage | Great Home |







TOTAL FLOOR AREA : 1439 sq.ft. (133.7 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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Situated on this small sought-after cul-de-sac which is located close to Stockton Heath Village and is on the doorstep of Alexandra Park. A traditional bay-fronted semi-detached home that has original features with a twist of contemporary living. Points worthy of note are the dining kitchen extension with BI-Folding doors, two generous reception rooms, and a south-facing rear garden.

Internally there is an entrance hallway with an original-style door and windows with led/stained inserts, a sitting/dining room with a bay window, a lounge to the rear with a feature fireplace, and French doors out into the garden. Furthermore, there is a large dining kitchen with granite worktops and integrated appliances, a utility room, and WC. On the first floor, there are three generous-sized



**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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**Culture and Leisure:** The village has a lively cultural scene with various events and festivals taking place throughout the year. There are art exhibitions, music performances, and theater shows held in the village. The Stockton Heath Festival, held annually, is a popular community event featuring live entertainment, food stalls, and family-friendly activities.

**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