



1 Summerville Gardens | Stockton Heath | Warrington | WA4 2EG
Guide Price £500,000

AG

AshcroftGuest



1 Summerville Gardens, Stockton Heath, Warrington, WA4 2EG

Situated in a most desirable location, just a short walk from Stockton Heath village this distinctive double fronted detached house can be found on the corner of Summerville Gardens and Hilltop Road. Available to purchase for the first time in over 50 years this is a rare opportunity not to be missed. Offering huge potential this detached house is the quintessential project property which will reward any prospective buyer with a really special, wonderfully located family home.

The well proportioned accommodation currently comprises entrance hall, 2 bay fronted living rooms, kitchen/dining room, inner hall and ground floor shower room/utility and wc. To the first floor the landing leads to four bedrooms and a family bathroom.







Outside

The property occupies a generously sized corner plot with gardens to the front, side and rear which could be redeveloped (subject to permissions). Access into the garden is through double gates from Hill Top Road which lead to a driveway for parking. Additionally, there is an attached workshop to the side elevation with external access.

Location

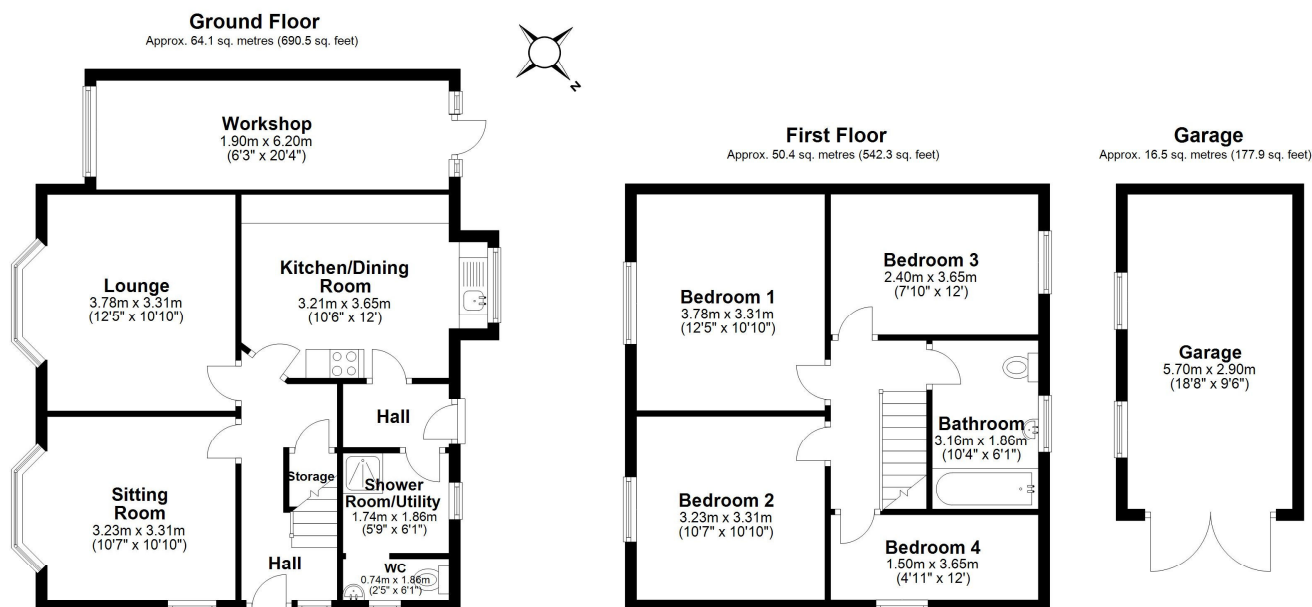
The property is located within walking distance of Stockton Heath village and the picturesque old village of Grappenhall and is surrounded by glorious Cheshire countryside. Stockton Heath is a bustling urban village with a superb range of shops, bars and restaurants. Motorway access is excellent with north and south junctions for the M6, east and west junctions for the M56 and M62 all within a short distance of the property providing the commuter with excellent links for travel throughout the region. Manchester and Liverpool airports are both under 30 minutes driving distance and Warrington town centre with its 2 railway stations is within 3 miles distance.



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Guide Price: £500,000
Tenure: Freehold
Local Authority: Warrington
EPC Rating: D (63)



Total area: approx. 131.1 sq. metres (1410.7 sq. feet)