

# FOR SALE

29 WALTON ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NJ



# LOCATION



29 WALTON ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NJ

SITUATED IN THE HEART OF STOCKTON HEATH, 29 WALTON ROAD ENJOYS A PRIME POSITION WITHIN ONE OF THE MOST SOUGHT-AFTER AND VIBRANT VILLAGES IN THE CHESHIRE REGION. RENOWNED FOR ITS CHARMING ATMOSPHERE, STOCKTON HEATH OFFERS AN EXCELLENT BLEND OF INDEPENDENT BOUTIQUES, WELL-KNOWN RETAILERS, CAFES, BARS AND RESTAURANTS, ALL WITHIN EASY WALKING DISTANCE. THE PROPERTY BENEFITS FROM STRONG CONNECTIVITY, WITH CONVENIENT ACCESS TO WARRINGTON TOWN CENTRE, PROVIDING A WIDER RANGE OF SHOPPING, LEISURE AND BUSINESS FACILITIES.

NEARBY TRANSPORT LINKS INCLUDE THE M56 AND M6 MOTORWAYS, OFFERING EXCELLENT ROAD CONNECTIONS ACROSS THE NORTH WEST, WHILE RAIL SERVICES FROM WARRINGTON CONNECT DIRECTLY TO MAJOR CITIES SUCH AS MANCHESTER AND LIVERPOOL



# PHOTOS



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# FLOORPLAN



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**Total: 1476 sq. Ft, 136 m2**

Basement: 0 sq. Ft, 0 M2, Ground Floor: 661 sq. Ft, 61 M2, 1st Floor: 554 sq. Ft, 51 M2, 2nd Floor: 261 sq. Ft, 24 m2  
Excluded Areas: Basement: 324 sq. Ft, 30 M2, Low Ceiling: 28 sq. Ft, 2 M2, Walls: 191 sq. Ft, 20 m2

# DETAILS



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## DESCRIPTION

- PROMINENTLY POSITIONED IN THE HEART OF STOCKTON HEATH VILLAGE
- GROUND FLOOR ACCOMMODATION – 661 SQ.FT
- FIRST FLOOR ACCOMMODATION – 554 SQ.FT
- SECOND FLOOR ACCOMMODATION – 261 SQ.FT
- BASEMENT ACCOMMODATION – 291 SQ.FT
- SUITABLE FOR USE CLASS E AND SIMILAR
- EXCELLENT TRANSPORT LINKS
- CLOSE TO AMENITIES
- CAR PARKING

## LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

## TENURE

- LONG LEASEHOLD FOR 999 YEARS (LESS 7 DAYS) FROM 2ND FEBRUARY 1899
- GROUND RENT – £5.15 PER ANNUM

## PRICE

- OFFERS IN EXCESS OF £385,000 EXCLUSIVE OF VAT

# ENQUIRIES



29 WALTON ROAD, STOCKTON HEATH, WARRINGTON, WA4 6NJ

 SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX

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