

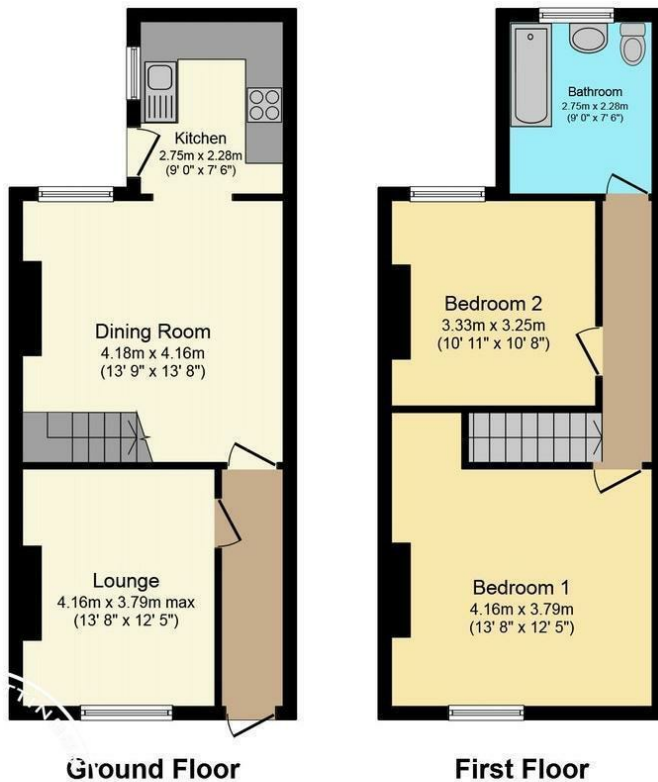


## 16 ELLISON STREET STOCKTON HEATH WA4 2UL

£270,000  
FREEHOLD

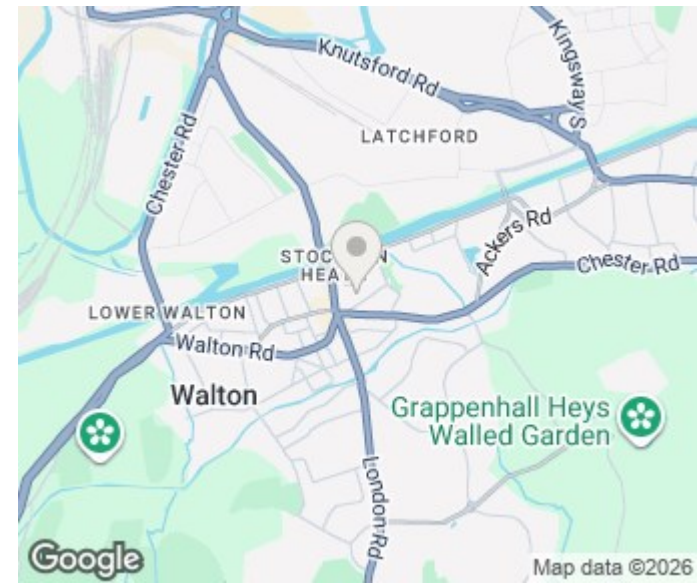
A wonderfully presented two bedroom, mid terraced, garden fronted property positioned a stone throw away from the ever popular and highly sought after Stockton Heath Village. The property is set on a quiet terraced street with hardly any through traffic. The fabulous and commodious home provides a great mix of modern décor with traditional features. With brand new plush carpets and a newly fitted boiler this year. Upon walking onto the home, the first thing you are greeted by are the flowers within the front garden. Internally, there are two generous and pleasantly decorated reception rooms (lounge to the front from the hallway and dining room to the rear providing log burner). The modern kitchen to the rear provides a range of wall and base units with complimentary worktops, which itself overlooks the stoned west facing sunny rear garden. To the first floor there are two very well proportioned bedrooms along with a modern family bathroom. The property is ideal for those working from home or those wanting to commute with excellent transport links locally. Please give 222 Estates a call to book a viewing at your earliest convenience.





Total floor area is 00 sq. m. (631 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	
	2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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