

Stockton Heath

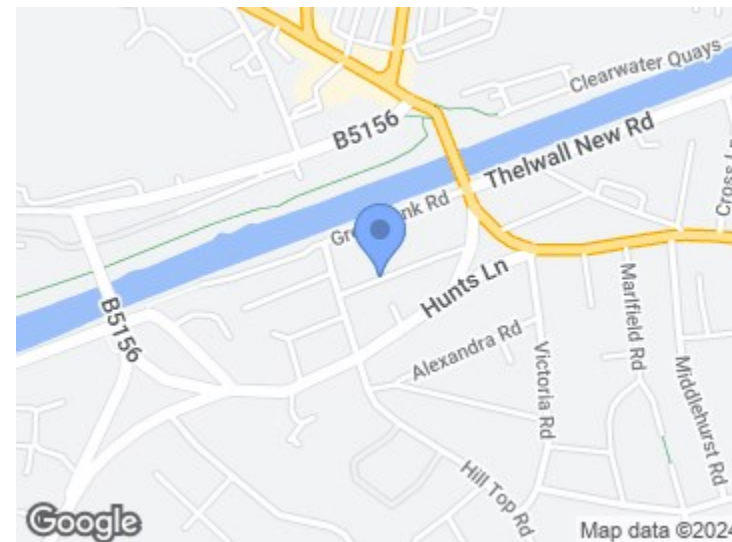


Total area: approx. 121.9 sq. metres (1312.4 sq. feet)



Location

Located in a most popular residential location, this delightful period semi-detached property benefits from being set on a mature leafy road within close proximity to the quaint village of Grappenhall which offers a couple of public houses and cobbled streets and lovely church. For shopping needs the villages of Lymm, Thelwall and Stockton Heath are nearby and offer a selection of associated amenities including retail outlets, restaurants and banks and bars. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool airports. Further to the area there are a range of local schools catering for all ages with highly regarded reputations.



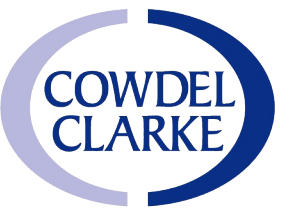
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	81	D	A



EXTENDED PERIOD Semi | Reception Hall with STAINED GLASS & 'AMTICO' | OPEN PLAN Dining Kitchen with CENTRE ISLAND & Family Room | Full of CHARM & CHARACTER | Replaced SHOWER ROOM | SOUTHERLY ASPECT. This beautifully presented home offers generous accommodation including a porch, hallway, under stairs room, bay fronted lounge, dining kitchen complete with centre island opening into the family room, three bedrooms, converted loft space and a contemporary shower room. Low maintenance gardens, driveway parking and a garage with a utility area.

£430,000

Stockton Heath Newlands Road



Accommodation

Situated within a sought after area of period properties, this attractive house enjoys a larger design enjoying generous accommodation. The house has undergone significant improvements and extension during the ownership of our clients to include but not limited to an open plan, extended dining kitchen and family room opening onto the garden.

The accommodation is presented traditionally over two storeys with an additional converted loft space and is arranged around a central reception hallway with 'Amtico' flooring, period features including ceiling corbels and a picture rail. Beyond, there is a useful under stairs storage room with 'Quarry' tiled flooring, spacious lounge with bay window, living flame coal effect gas fire and period features, dining kitchen complete with 'shaker' style units, integrated appliances and centre island, family room which seamlessly flows from the dining kitchen featuring 'Velux' windows and a feature fireplace. The first floor includes the landing which provides access to the converted loft space via a 'drop-down' ladder, principal bedroom with a cast iron fireplace and bay window, second bedroom with fitted furniture and an en-suite, third bedroom measuring over 10 feet (over 3 metres) in width, re-fitted shower room featuring an oversized shower, wash hand basin set into a vanity unit and a low level WC. As mentioned earlier, the loft space was converted some years ago resulting in a useable space for a variety of uses. Externally, the rear garden enjoys a southerly aspect with a low maintenance theme whilst to the front there is a similar theme with well stocked borders. Adjacent to the garden, there is a compressed concrete driveway leading from the front, along the side to the rear upon where the garage is located which features a useful utility area to the back.

Ground Floor

Entrance Porch

4'2 x 2'6 (1.27m x 0.76m)

Accessed through a leaded glazed door with a matching panel above with decorative wall tiles to dado height, courtesy lighting and an original style frosted, leaded glazed front door with a brass knob leading to the:

Entrance Hallway

15'11 max x 7'10 (4.85m max x 2.39m)

A most welcoming reception with 'Amtico' flooring in addition to period features such as ceiling corbels and a picture rail. Turning staircase to the first floor with a painted balustrade and spindles. Frosted PVC double glazed window to the front elevation and a central heating radiator with a cover.

Under Stairs Storage Room

9'3 max x 3'10 max (2.82m max x 1.17m max)

'Quarry' tiled flooring, fitted shelving, frosted PVC double glazed window to the side elevation, central heating radiator, electric consumer unit and the electricity meter.

Lounge

14'9 into bay x 13'3 (4.50m into bay x 4.04m)

A most charming reception room including a living flame coal effect gas fire with a marble inset and matching raised hearth set within a period reflective surround, Period features including a ceiling rose, picture rail, ceiling coving and a dado rail. Two wall light points, PVC leaded double glazed bay window overlooking the front aspect, wood effect engineered flooring and a central heating radiator with cover.

Dining Kitchen

21'7 x 12'11 (6.58m x 3.94m)

Super open plan 'Shaker' style kitchen featuring a range of matching base, drawer and eye level units with concealed lighting and wooden work surfaces complimented with a matching centre island with deep drawer storage, further cupboard space and a one and a half bowl 'Composite' sink unit with mixer tap set into the granite work surface. Integrated appliances including 'Belling' 'Sandringham' seven ring burner cooker set within a chimney breast recess with an illuminated extractor above, refrigerator, freezer and dishwasher. Tile effect engineered flooring, ceiling rose, ceiling coving, central heating radiator and an opening to the:



Bedroom Three

10'3 x 8'4 (3.12m x 2.54m)

Range of fitted wardrobes with mirrored sliding doors providing hanging and shelving space, wood effect engineered flooring, dado rail, PVC leaded double glazed window to the front elevation and a central heating radiator.

Shower Room

9'5 x 7'9 (2.87m x 2.36m)

Recently replaced suite including an oversized tiled cubicle with a wall mounted curved screen and 'Triton' shower, wash hand basin set into a granite effect surface with a mixer tap, cupboard storage below and an adjacent matching full height cupboard. Illuminated mirror, white ladder heated towel rail, wood effect engineered flooring, part tiled walls. Frosted PVC double glazed windows to both the rear and side elevations, and an extractor fan.



Loft Space

16'8 x 11'4 (5.08m x 3.45m)

Accessed via a 'pull-down' ladder from the landing, this generous space was converted some years ago resulting in useable space and now includes lighting, two 'Velux' double glazed windows, 'Glow-worm 30 CXI' wall mounted boiler, eaves storage, large work surface with cupboard storage below and a central heating radiator.

Outside

This fenced rear garden boasts a gravelled and flagged low maintenance theme in addition to a raised decking area complete with artificial grass. Featuring a southerly aspect and well stocked borders, this surely is a garden to soak up the sun. The front again comprises a low maintenance garden with blue slate chippings and well stocked borders set behind a dwarf brick wall with lighting. Adjacent to the garden is a compressed concrete driveway extending along the side of the house to the garage at the rear.

Garage

18'10 x 9'7 (5.74m x 2.92m)

Accessed via both an 'up and over' door and a side PVC double glazed door, eaves storage, light, power and a door to the utility area.

Utility Area

7'11 x 6'0 (2.41m x 1.83m)

Accessed from the garage with a stainless steel single sink drainer unit set into a granite style work surface with cupboard storage below, PVC double glazed window, space for a washing machine, light and power.

Tenure

Leasehold, dated 14th June 1928 with a term of 999 years less 7 days from 1st January 1927 and a ground rent of £5.50 per annum.

Council Tax

Band 'D' - £?????????????.(2023/2024)

Local Authority

Warrington Borough Council.

Services

No tests have been made of main services, heating systems, or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

WA4 2DS

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.

Family Room

18'3 x 10'5 (5.56m x 3.18m)

A continuation of the 'open plan' theme from the dining kitchen, this light and airy room includes three double glazed 'Velux' windows, PVC double glazed window to the rear elevation, PVC double glazed windows to both side elevations and a PVC double glazed door opening into the garden. Living flame coal effect gas fire with marble inset, raised hearth and surround, tile effect engineered flooring and inset lighting.

First Floor

Landing

10'6 x 7'10 (3.20m x 2.39m)

Picture rail, PVC frosted leaded double glazed window to the elevation and loft access.

Bedroom One

14'9 x 13'3 (4.50m x 4.04m)

Cast iron fireplace, picture rail, wood effect engineered flooring, PVC double glazed bay window to the front elevation and a central heating radiator.

Bedroom Two

13'0 x 11'0 (3.96m x 3.35m)

Range of fitted wardrobes finished in high gloss white with overhanging lighting providing hanging, shelving and drawer space, wood effect engineered flooring, PVC double glazed window to the rear elevation, picture rail and a contemporary vertical central heating radiator.

En-Suite

5'5 x 3'3 (1.65m x 0.99m)

Two piece suite including a low level WC. and a vanity wash hand basin with a chrome mixer tap and cupboard storage below. Wood effect engineered flooring and part tiled walls to dado height.