

# Walton



## Location

Brookwood Close is located one of the area's most sought after roads. It is within close proximity to the fashionable village of Stockton Heath with its associated amenities including a selection of retail outlets, restaurants, banks and building societies. 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	63	63



ENVIABLE PLOT OF APPROX. 0.7 ACRES WITHIN WALTON CONSERVATION AREA – FEATURE 'BROOK' AND 'WOOD' – THREE BEDROOMS – OPEN PLAN LOUNGE / DINER – Arguably the best plot in the vicinity and set back from the road, this tastefully presented bungalow offers well proportioned accommodation with expansive gardens within Walton Conservation area. Accommodation includes an entrance porch, entrance hallway, open plan lounge / diner, snug, conservatory, three bedrooms and a bathroom. Externally, the front the property is approached by a large driveway leading to the garage with an adjacent garden whilst to the rear there are extensive gardens, with feature pond, Brook and Wood. Central heating and double glazing.

£575,000

# Walton Brookwood Close



## Accommodation

Set in approximately 0.7 acres of Walton Conservation area sits this highly sought after detached bungalow. Offering well proportioned, spacious and tastefully presented accommodation including an entrance porch, welcoming entrance hallway with pine effect engineered wooden flooring, fabulous lounge with a feature fireplace and patio doors overlooking the expansive gardens, dining room with picture windows, snug with patio doors providing access to the conservatory with patio doors to the rear garden, a stylishly fitted dining kitchen complete with a range of matching high gloss eye and base level units and integrated appliances, useful brick outhouse, inner hallway with generous storage cupboard, three bedrooms of which two boast integrated furniture and a family bathroom which is fitted with a modern white suite enhanced with chrome fittings. Externally, the front of the property is approached by a large set-back driveway leading to the garage with an adjacent garden. To the rear there are extensive gardens and a large area of conserved woodland with a historic brook passing through. Central heating and double glazing. An internal inspection is highly recommended at the earliest opportunity.

## Entrance Porch

9'3 x 3'3 (2.82m x 0.99m)

Pvc double glazed front door with matching adjacent panel and tiled flooring leading to the:

## Entrance Hallway

13'6 x 7'11 (4.11m x 2.41m)

Pine effect engineered wooden flooring, front door with two glazed panes, frosted glazed window to the side elevation, ceiling coving, central heating radiator.

## Cloakroom

4'5 x 3'0 (1.35m x 0.91m)

Hanging and storage for cloaks.

## Lounge

18'2 x 14'1 (5.54m x 4.29m)

Electric living flame coal effect fire set within a marble fireplace and matching hearth. Display shelving set into the recess, double glazed patio doors overlooking the garden, ceiling coving, two ceiling roses, central heating radiator, views over the rear garden.

## Dining Room

13'11 x 8'3 (4.24m x 2.51m)

Pvc double glazed picture window overlooking the rear garden, double glazed window overlooking front elevation, feature panelled wall, ceiling coving, central heating radiator and rose and two wall light points.

## Snug

14'1 x 10'1 (4.29m x 3.07m)

Integrated bookshelf, ceiling coving, central heating radiator, television point, double glazed patio doors leading to the:

## Conservatory

9'8 x 9'2 (2.95m x 2.79m)

Double glazed patio doors to the rear elevation, double glazed window to the side and rear elevation, tiled flooring and power points.



## Dining Kitchen

15'7 x 10'3 (4.75m x 3.12m)

A range of matching eye and base level units finished in high gloss cream colour with concealed lighting, corner display shelving, integrated appliances including a four ring gas hob with gas oven below and extractor hood above, stainless steel single sink drainer unit set in wooden effect work surfaces with mixer tap and splash back, space for free standing appliances, inset lighting, ceiling coving, Pvc double glazed window to the side elevation, Pantry cupboard, Pvc double glazed door leading to the:

## Side Porch

11'9 x 5'8 (3.58m x 1.73m)

Glazed window to the front and side elevations, timber door to the rear garden with three glazed panes, tiled flooring, ceiling light, power points, space for a washing machine and water tap.

## Inner Hallway

9'9 x 5'11 (2.97m x 1.80m)

Generous storage cupboard with hanging and shelving, engineered flooring, ceiling coving and loft access.

## Bedroom One

15'6 x 11'2 (4.72m x 3.40m)

A range of fitted wardrobes providing hanging and shelving space with cupboards above the bed recess, further double wardrobe providing hanging and shelving space, Pvc double glazed window to the front elevation, central heating radiator, ceiling light and ceiling coving.

## Bedroom Two

13'4 x 11'4 (4.06m x 3.45m)

Double wardrobe providing hanging and shelving space with cupboard above, Pvc double glazed window to the front elevation, ceiling coving, central heating radiator and wall light point.

## Bedroom Three

11'0 x 9'3 (3.35m x 2.82m)

Pvc double glazed window to the side elevation, integrated shelving, central heating radiator with cover.

## Bathroom

9'0 x 5'9 (2.74m x 1.75m)

Panelled bath with glass screen, chrome mixer tap and chrome shower head, vanity sink unit with chrome mixer tap and storage cupboard with drawers below, low level Wc with push button flush, part tiled walls, chrome ladder towel rail, inset lighting, frosted double glazed window to the side elevation.

## Garage

Accessed by a remote control up and over door, brick built structure with electricity and meters and including power and light. Window to the side elevation, double doors to the rear elevation. Housing the electric consumer unit, gas metre with a solid concrete base.

## Externally

Approached by a tarmac driveway offering off road parking for several vehicles and access to the garage, an adjacent lawned garden and a gravelled area add to the curb appeal. To the side elevation there is a pathway with a range of well stocked borders accessed through wrought iron gate housing a brick built potting shed. The rear boasts a beautifully maintained garden incorporating generous flagged patio area which borders on the pond with surrounding feature rockery and beyond a lawned garden which is subdivided into two areas with rows of hedgerow and well stocked borders. Adjacent to the garden is an established conservation area which is a haven for wildlife and trees with preservation orders, with steps down to the brook which decorates the border.

## Tenure

Vendor advised as Freehold

## Council Tax

Band 'F' - £2,967.42 (2023/2024)

## 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.

## Local Authority

Warrington Borough Council.

## Postcode

WA4 6NY

## Possession

Vacant possession upon completion.

## Viewing Arrangements

Strictly by prior appointment with Cowdel Clarke, Stockton Heath on 01925 600200