

Stockton Heath

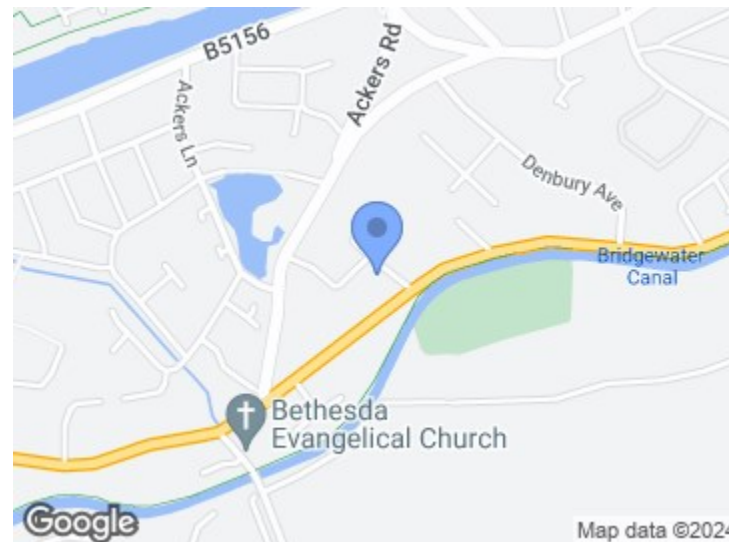


Total area: approx. 113.7 sq. metres (1224.3 sq. feet)



Location

Situated south of Warrington town centre and the Manchester Ship Canal, this hugely popular village is surrounded by picturesque countryside. Located on what was once a Roman settlement, Stockton Heath has since been home to many notable residents, including film legend George Formby. Boasting an impressive selection of independent shops and boutiques as well as useful amenities including a supermarket and post office. There is a fine selection of restaurants and bars on the doorstep, offering either a relaxed setting or a more cosmopolitan night out. The village is popular for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	87		

Energy Efficiency Rating: 73 (Current), 87 (Potential). Environmental Impact (CO₂) Rating: (Current and Potential ratings are blank in the image).



EXTENDED, RENOVATED & REMODELLED | OPEN-PLAN Dining Kitchen & Family Room with 'QUARTZ' CENTRE ISLAND | BESPOKE Bedroom Furniture | CONTEMPORARY Wet Room | UNDERFLOOR HEATING. Set within walking distance of the village, and arguably one of the finest examples of a refurbished semi. this beautifully presented home affords accommodation presented over two storeys including an entrance porch, hallway with engineered wood flooring, lounge with a panel wall feature, open plan dining kitchen with bi-folding doors, inner vestibule, WC, walk-in pantry and utility. The first floor offers three bedrooms with bespoke fitted furniture and a contemporary style wet room. Externally, there are landscaped gardens, resurfaced drive and garage.

£475,000

Stockton Heath Brian Avenue



Accommodation

Set within walking distance of the village and arguably one of the finest semi-detached homes available having been remodelled, renovated and extended. The comprehensive programme of improvements includes but is not limited to a combination of engineered and tiled flooring with underfloor heating, panel wall features, dining kitchen with integrated appliances and centre island in 'Quartz', walk-in pantry, bespoke fitted bedroom furniture, contemporary wet room and landscaped gardens.

Approached via a recently laid block paved driveway accessed between twin pillar posts, the property affords accommodation to two storeys including a porch with an arched entrance, welcoming hallway with engineered flooring presented in a 'Herringbone' design, lounge with a panelled wall feature and shutters, open plan dining kitchen complete with integrated appliances and a centre island finished in 'Quartz', further dining area and family room. From the dining kitchen, an internal vestibule provides access to the WC, walk-in pantry and a utility room. The first floor includes three bedrooms with bespoke fitted furniture including a remote control drop-down tv bracket from the loft in bedroom two and an ingenious turning tv station in the main bedroom. The contemporary wet room completes the interior. Externally,

Ground Floor

Entrance Porch

6'7 x 2'3 (2.01m x 0.69m)

Accessed through a feature arch with decorative tiled flooring, courtesy lighting, wall mounted postbox and a frosted leaded double glazed traditional style front door with further frosted double glazed panels leading to the:

Entrance Hallway

12'6 x 6'5 (3.81m x 1.96m)

Painted and glazed turning staircase to the first floor, engineered wood flooring in a 'Herringbone' design, inset lighting and under floor heating.

Under Stairs Storage

5'8 x 2'6 (1.73m x 0.76m)

Shelving storage and the electrical consumer unit.

Lounge

12'11 x 11'4 (3.94m x 3.45m)

Engineered wood flooring in a 'Herringbone' design continued through from the hall, PVC double glazed bay window to the front elevation with shutters, panel effect walls and underfloor heating.

Dining Kitchen & Family Room

22'8 x 18'1 (6.91m x 5.51m)

Contemporary fitted kitchen comprising a range of matching base, drawer and eye level units complimented with a centre island with a 'Quartz' surface. Integrated appliances including a five ring induction hob set in a matching 'Quartz' surface with both a matching splashback and illuminated extractor hood above, full height fridge/freezer, oven and grill, dishwasher, wine cooler and recycling bins. 'Belfast' sink unit with matt black mixer tap set in the centre island, 'Porcelanosa' tiled flooring with underfloor heating, inset lighting, two double glazed 'Velux' windows and PVC double glazed bi-folding doors opening onto the garden.

Inner Vestibule

3'8 x 3'6 (1.12m x 1.07m)

Continuation of the 'Porcelanosa' tiled flooring with underfloor heating and inset lighting.

WC.

5'2 x 3'3 (1.57m x 0.99m)

'Geberit' contemporary white suite including a low level WC with a 'push-button' flush and a vanity sink unit with a chrome mixer tap in addition to cupboard storage below, inset lighting and an extractor fan.



Utility Room

8'11 x 5'2 (2.72m x 1.57m)

Fitted with a range of white base and full height units providing excellent storage, spaces for both a washing machine and dryer set below a white work surface with a decorative vein, a continuation of the 'Porcelanosa' tiled flooring with underfloor heating, frosted PVC double glazed window to the rear elevation, inset lighting and an extractor fan.

Pantry

8'5 x 4'0 (2.57m x 1.22m)

Again with 'Porcelanosa' tiled flooring with underfloor heating complimented with a fitted work surface with matching shelving providing excellent storage.

First Floor

Landing

7'4 x 7'2 (2.24m x 2.18m)

Frosted PVC double glazed window to the side elevation and loft access.

Bedroom One

12'10 x 10'7 (3.91m x 3.23m)

Fitted with a 'Themaselles' bespoke range of fitted wardrobes providing illuminated hanging, shelving and drawer space complete with a matt stone finish complimented with an integrated 'turning tv station with storage shelving behind and matching bedside tables with further lighting above. Underfloor heating, dimmer switch and a PVC double glazed window to the rear elevation with shutters.

Bedroom Two

13'0 x 10'10 (3.96m x 3.30m)

Again fitted with a fine selection of fitted furniture including a range of wardrobes providing hanging, shelving and drawer storage complimented with display shelving and a remote control 'drop-down' television bracket. Two bedside wall light points, inset lighting, underfloor heating and a PVC double glazed bay window to the front elevation with shutters.

Bedroom Three

7'2 x 6'11 (2.18m x 2.11m)

Full height shelving unit with an adjacent smaller contrasting drawer unit, under floor heating and a PVC double glazed window to the front elevation with shutters.

Wet Room

9'3 x 7'2 (2.82m x 2.18m)

Contemporary styled suite with 'Sonas' speakers including an oversized walk-in tiled cubicle with a thermostatic shower with both hand-held and retractable heads, vanity wash hand basin with a chrome mixer tap, drawer storage below and an illuminated mirror above complete with a matching low level WC. Tiled walls, with contrasting tiled flooring with underfloor heating, LED lighting, chrome ladder heated towel rail and a frosted PVC double glazed window to the side elevation.

Outside

The low maintenance rear garden enjoys a south westerly aspect. The rear garden provides a generous grey tiled patio area accessed immediately from the bi-fold doors at the rear of the property, giving space for al-fresco dining or a general entertainment area alike. Astro turf in the main is complimented with raised timber sleeper style borders with established and manicured shrubbery, there are wall mounted rear lighting points, external plug sockets and access to the side of the property with a timber gate leading to the front.

The front of the property features a recently completed block paved driveway leading to the garage accessed via two brick pillars set behind 'dwarf' brick wall. The driveway in grey includes raised timber sleepers with established evergreen shrubbery with lighting. Wall lights either side of the garage with further complimentary porch lighting.

Garage

21'0" x 10'6" (6.42 x 3.21)

The garage features a modern roll over / space saving grey garage door, a recently fitted 'Ideal' combination boiler, two underfloor heating manifolds, lighting and plug sockets.

Tenure

Leasehold with a term of 999 years dated 2nd May 1936 with a ground rent of £4.75 per annum.

Council Tax

Band 'C' - £1,857.14 (2023/2024)

Local Authority

Warrington Borough Council.

Possession

Vacant Possession Upon Completion.

Postcode

WA4 2BG

Viewing

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