

# Walton

## Location

Walton is at the southwest edge of the town, sharing its annual walking day parade with the neighbouring parish of Stockton Heath.

The estate of Walton Hall and its surrounding gardens, previously owned by the Greenall family, are open to the public offering facilities for pitch and putt, crazy golf, bowls and a children's zoo. Inside the hall, function rooms are available for hire for themed events. The leafy surroundings provide an ideal setting for walkers and families looking for perfect picnic areas. The area also benefits from traditional pubs, shops and a municipal golf course making it an ideal rural suburb. Walton falls into the catchment of some of Warrington's most highly regarded schools.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
68			



**EXTENDED & IMPROVED** Imposing Semi | **CORNER PLOT** within **WALKING DISTANCE** of the Village | Beautifully Presented with **CHARMING FEATURES** | **REPLACEMENT BATHROOM SUITE** | **GARDEN ROOM & DOUBLE GARAGE**. This deceptively spacious property enjoys a highly sought after location boasting enhanced accommodation comprising an entrance porch, hallway, lounge, dining room, kitchen, family room with an informal dining area, utility and shower room whilst to the first floor there are three bedrooms and a bathroom suite. In addition, there is a multi-functionable garden room, double garage and gardens.

**£525,000**

# Walton Worsley Road



## Accommodation

An exciting opportunity has become available to buy this traditional semi-detached property situated in an ever increasingly popular location within walking distance of Stockton Heath and Walton Gardens with its associated amenities. During our clients' tenure, this attractive residence has enjoyed a comprehensive programme of improvements including but not limited to a replacement bathroom suite, replastering (back to brick) and redecorating, transforming the family room and informal dining area into an open plan arrangement, bi-folding doors between the two principal reception rooms.

Upon entry you are welcomed with a generous reception with slate effect tiled flooring and a turning staircase. The remaining ground floor accommodation includes the lounge boasting a period style living flame stove with a decorative mantle, separate dining room with shutters adding to the privacy, high gloss kitchen in white with a range of integrated appliances, family room with an informal dining area, utility room and a shower room. The first floor includes three good size bedrooms and a replaced bathroom suite. Externally, there are mature gardens, double garage and a multi-functionable garden room.

## Ground Floor

### Entrance Porch

5'11" x 1'11" (1.82m x 0.6m)

Feature pillar set into a canopy and brick base, courtesy light and a PVC frosted double glazed door with matching adjacent panels leading to the:

### Entrance Hallway

10'8" x 8'4" (3.27m x 2.56m)

A welcoming reception with slate effect tiled flooring, turning staircase to the first floor with cupboard storage below housing the electricity meter, ceiling coving and a central heating radiator with cover.

### Lounge

14'4" x 14'1" (4.37m x 4.31m)

A most delightful principal entertaining room with feature bay window, boasting a living flame log effect gas burner surrounded by a decorative tile inset, raised hearth and a timber mantle, 'Quick-Step' laminate flooring, PVC double glazed window unusually positioned at the rear, picture rail, ceiling coving, contemporary white vertical central heating, television point and recently installed bi-folding doors leading to the:

### Dining Room

13'3" x 10'11" (4.04m x 3.33m)

Recessed chimney breast with a raised hearth and timber mantle, 'Quick-Step' laminate flooring, PVC double glazed bay window to the front elevation with shutters, picture rail, ceiling coving and a double central heating radiator.

### Kitchen

12'4" x 7'7" (3.77m x 2.32m)

Fitted with a range of matching base, drawer and eye level units with both concealed and plinth lighting finished in a high gloss white. Integrated appliances including a four ring induction hob with an illuminated chimney extractor above, stacked double ovens, refrigerator, slimline dishwasher and a wine cooler. Corner sink drainer unit with mixer tap set in a Quartz effect work surface with tile splashback, granite effect tile flooring, inset lighting, ceiling coving, PVC double glazed window to the rear elevation, and an opening to the:

### Family Room & Diner

28'6" x 9'5" (8.70m x 2.88m)

This extended area provides an extra dynamic to the family purchaser now featuring an open plan family room with space for informal dining with polished wooden flooring, three double glazed 'Velux' windows in addition to a stained glass circular double glazed window to the front elevation and a PVC double glazed window to the side elevation all providing an abundance of light, polished wooden flooring, sealed wood grained surface with space for a dryer, useful recess for an 'American' style fridge/freezer, PVC double glazed 'French' doors opening onto the rear garden and two double central heating radiators.



### Utility Room

6'2" x 3'9" (1.89m x 1.16m)

Stainless steel circular sink unit with a chrome mixer tap set in a heat resistant roll edge work surface with a tile splashback, cupboard storage below and adjacent space for a dryer. Eye level cupboard, wall mounted 'Baxi Solo' gas boiler, tiled flooring, inset lighting, PVC double glazed door to the side elevation and a PVC double glazed window to the rear elevation.

### Shower Room

6'1" (2'5") x 5'5" (2'9") (1.86m (0.76m) x 1.66m (0.85m) )

An excellent addition to the ground floor, this 'L' shaped room comprises a tiled cubicle with a 'Creda' thermostatic shower, vanity wash hand basin with a chrome mixer tap and cupboard storage below along with a low level WC. Chrome ladder heated towel rail, tiled walls with contrasting tiled flooring, inset lighting, frosted PVC double glazed window to the side elevation and an extractor fan.

## First Floor

### Stairs

10'4" x 4'5" (3.15m x 1.35m)

Stained glass circular double glazed window to the front elevation and a feature arch to the:

### Landing

6'6" x 5'1" (1.99m x 1.55m)

Airing cupboard, picture rail, access to a large boarded loft.

### Bedroom One

14'3" x 11'3" (4.35m x 3.45m)

A very well proportioned main bedroom with again an unusual PVC double glazed bay window to the rear elevation and a contemporary vertical central heating radiator.

### Bedroom Two

13'2" x 11'11" (4.03m x 3.65m)

PVC double glazed bay window to the front elevation and a contemporary central heating radiator.

### Bedroom Three

10'8" x 9'0" max (3.27m x 2.76m max)

PVC double glazed window to the side elevation and a contemporary central heating radiator.

### Bathroom

9'8" x 5'4" (2.96m x 1.63m)

Recently replaced suite including a panelled bath with a thermostatic shower above with twin heads and a screen, vanity wash hand basin with a chrome mixer tap and cupboard storage below in addition to a low level WC. Wall mounted surface with cupboard storage below and a PVC frosted double glazed window above with a side aspect, tiled walls with contrasting tiled flooring, pale grey heated towel rail and ceiling coving.

## Outside

The enclosed rear garden is predominantly laid to lawn complimented with a generous patio area and a decking area with lighting providing access to the garden room and garage. Bordering much of the garden are a mature range of established shrubs, lighting, electric point and a cold water tap. The front features a low maintenance garden with flagging, maturing plants and bushes and a gravelled feature set behind a dwarf brick wall.

### Garden Room

16'4" x 10'9" (5.00m x 3.28m)

Accessed via PVC double glazed 'French' providing many uses with fitted shelving, tiled flooring, internet access and two wall light points.

### Double Garage

15'7" x 15'1" (4.76m x 4.60m)

Vehicular access via roller shutter doors as well as pedestrian access to the garden via a PVC double glazed door, PVC double glazed window overlooking the garden, light and power.

## Tenure

Freehold

## Council Tax

Band 'E' - £2,510.89 (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 6EH

## 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.