

Stockton Heath



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
64	79		



SUBJECT of PROGRAMME of RENOVATION & LANDSCAPING – SUPERBLY APPOINTED ACCOMMODATION – BESPOKE KITCHEN COMPLETE with APPLIANCES & GRANITE – KARNDAN FLOORING – TWO/THREE RECEPTION ROOMS – THREE DOUBLE BEDROOMS – NEW SHOWER ROOMS – SUMMER HOUSE. This beautifully presented rendered detached bungalow offers light and airy accommodation including an entrance porch, hallway, lounge, dining room, kitchen, utility, three bedrooms, en-suite to the master, and a further shower room. Landscaped gardens, garage, summer house, and new driveway.

£675,000

Stockton Heath Summerville Gardens



Accommodation

Having been the subject of a comprehensive program of renovation, this substantial detached bungalow now offers re-designed and superbly appointed accommodation including an entrance porch with 'Composite' front door, welcoming entrance hallway with cloakroom storage, dual aspect lounge with feature fireplace, separate dining room with 'Karndean' flooring fitted in a 'Herringbone' design, bespoke fitted kitchen in high gloss cream, granite work surface, 'Franke' sink unit and integrated appliances, utility room, three double bedrooms with the master boasting a comprehensive range of fitted wardrobes and an ensuite shower room. A further shower room completes the internals. Externally, again the property has been subject to considerable investment resulting in landscaped gardens, re-laid driveway, and a superb 'Summer House'

Entrance Porch

8'6 x 2'10 (2.59m x 0.86m)

Accessed through a 'Composite' front door with a frosted double glazed panel inset and matching adjacent panels., two wall light points, and a Pvc frosted double glazed door again with matching panels leading into the:

Entrance Hallway

14'9 max x 9'7 max (4.50m max x 2.92m max)

Cloaks cupboard proving hanging and shelving space, further cupboard providing extra storage and the 'Baxi' boiler, ceiling coving and a central heating radiator.

Lounge

21'1 x 12'2 (6.43m x 3.71m)

Dual aspect room featuring a living flame twig effect electric fire with marble inset, raised hearth and surround, Pvc double glazed patio doors opening onto the rear garden, Pvc double glazed bow window to the front elevation, two central heating radiators, and an archway to the:

Dining Room

15'1 x 10'5 (4.60m x 3.18m)

'Karndean' flooring fitted in a 'Herringbone' design, ceiling coving, Pvc double glazed windows to the front and side elevations, and two central heating radiators.

Kitchen

12'8 x 9'11 (3.86m x 3.02m)

Bespoke fitted kitchen in high gloss cream featuring a range of matching base, drawer, and eye level units with concealed lighting, integrated appliances including a four ring induction hob with a self-contained extractor above and granite splashback, combination microwave oven, further oven & grill, 'Leebur' fridge freezer and dishwasher. One and a half bowl 'Franke' sink unit with mixer tap set in granite work surface, 'Karndean' flooring again fitted in a 'Herringbone' design, inset lighting, ceiling coving, Pvc double glazed window to the rear elevation and an opening to the:

Utility Room

8'1 x 3'9 (2.46m x 1.14m)

Matching eye level cupboard, matching 'Karndean' flooring, work surface providing space for a washing machine and dryer, Pvc double glazed window to the side elevation, Pvc double glazed door to the rear garden, and a central heating radiator.



Bedroom One

15'1 x 14'11 (4.60m x 4.55m)

A comprehensive range of fitted wardrobes providing hanging and shelving space, ceiling coving, loft access, two Pvc double glazed windows overlooking the rear garden, Pvc double glazed window with a side aspect, and three central heating radiators.

En-Suite Shower Room

12'0 x 3'5 (3.66m x 1.04m)

Tiled shower cubicle with a thermostatic shower and twin shower heads, vanity sink unit with chrome mixer tap, deep drawer storage below and mirror above, low-level Wc with twin push button flush, wood effect flooring, inset lighting, part tiled walls, glazed display shelving, heated chrome ladder towel rail and a frosted Pvc double glazed window with a side aspect.

Bedroom Two / Sitting Room

14'0 x 12 (4.27m x 3.66m)

Currently used as a further reception room providing versatility in accommodation. Living flame twig effect electric fire set in a marble surround, matching inset and raised hearth, ceiling coving, Pvc double glazed window overlooking the front, and two central heating radiators.

Bedroom Three

12'1 x 10'5 (3.68m x 3.18m)

A comprehensive range of fitted wardrobes proving hanging and shelving space, ceiling coving, Pvc double glazed window with a side aspect, and a central heating radiator.

Shower Room

8'5 x 6'0 (2.57m x 1.83m)

Tiled shower cubicle with a thermostatic shower and twin shower heads, vanity sink unit with chrome mixer tap, cupboard storage below and a mirror above, low-level Wc with push button flush, heated chrome ladder towel rail, part tiled walls to dado height, inset lighting, frosted Pvc double glazed window with a rear aspect, wood effect flooring, loft access, and an extractor fan.

Outside

The rear garden having been recently landscaped includes a large patio area bordered with a dwarf brick wall and steps up to the fenced lawned garden with well-stocked beds, further patio area towards the rear of the garden, water tap, and lighting. The front is also the subject of landscaping with a recently laid stone double driveway with well-stocked adjacent borders. As the property boasts a corner plot, the front garden stretched around the side where there is a further lawn complimented with borders.

Garage

17'0 x 8'4 (5.18m x 2.54m)

Fitted with remote control 'up and over' door Pvc double glazed double doors opening onto the garden with matching adjacent panels, Pvc double glazed 'stable' door opening to the rear, twin sets of double level storage cupboards, light, and power.

Summer House

9'4 x 9'4 (2.84m x 2.84m)

Super example including double glazed windows, laminate flooring, light, and power.

Tenure

Freehold.

Council Tax

Band F' - £3,161.59 (2024/2025)

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.

Post Code

WA4 2EG

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.