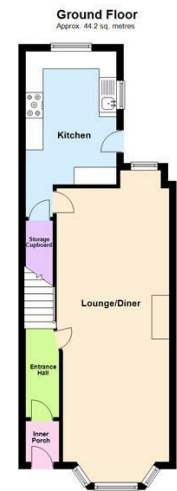


Stockton Heath

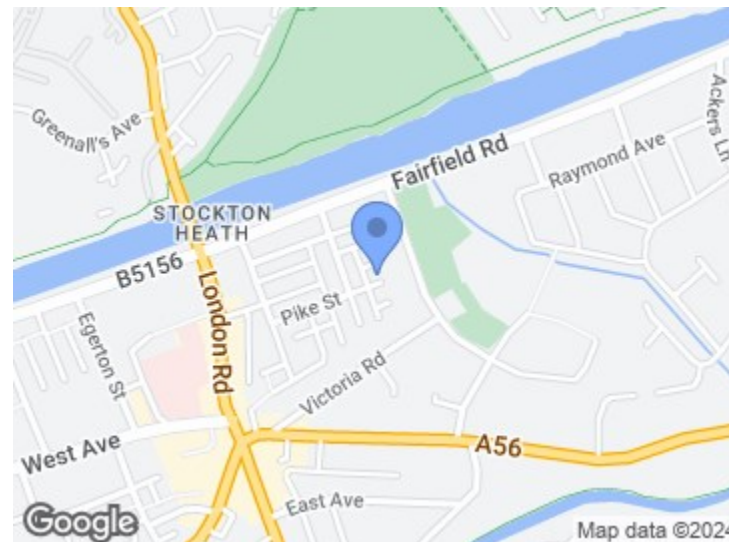


Total area: approx. 86.7 sq. metres



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 |
| 68 | 86 | | |



THREE BEDROOMS | PERIOD FEATURES | GARDEN FRONTED | CUL-DE-SAC LOCATION | HEART OF THE VILLAGE This traditional three bedroom mid-terrace property has been sympathetically maintained over the years and provides an opportunity for improvement and modernisation. Approached via garden front, the property comprises entrance porch, entrance Hallway with feature Cornice & ceiling coving, through lounge / Diner with feature bay window, under stairs storage and well proportioned Kitchen. The first floor comprises traditional landing, three bedrooms, bathroom and traditional storage cupboard. Central heating and double glazing.

£265,000

Stockton Heath Hawthorne Grove



Accommodation

This traditional mid-terraced property is located in the heart of Stockton Heath Village just a short stroll to local amenities. The property has been sympathetically maintained over the years to provide light, airy and open plan accommodation. Of particular note is the 26ft through Lounge / Diner. The property is approached via garden frontage leading to the front door. Interbally, the property comprises entrance porch, entrance hallway, lounge / diner, understairs storage and Kitchen. The first floor presents three bedrooms, a family bathroom and traditional storage cupboard. The rear of the property is low maintenance and features a small pond.

Entrance Porch

3'10" x 3'0" (1.17m x 0.92m)

Frosted PVC front door, engineered wood flooring, dado rail, ceiling coving and inner door opening onto the:

Entrance Hallway

8'2" x 2'7" (2.5m x 0.8m)

Continued engineered wood flooring, central heating radiator, traditional ceiling coving and feature corbels, access to the first floor and access to the:

Lounge / Diner

25'8" x 10'5" (max) (7.83m x 3.2m (max))

Feature bay window to the front elevation with PVC Window, ceiling coving, two central heating radiators, dado rail, telephone point, PVC window to the rear elevation.

Under Stairs Storage

Storage cupboard with original Quarry tiled flooring.

Kitchen

12'5" x 8'6" (3.8m x 2.6m)

A range of matching eye and base level shaker style units with integrated seven ring 'Flavel' gas hob, Wall-Mounted 'Ideal' Boiler, one and a half bowl stainless steel sink with Chrome mixer tap, tiled splashback, PVC Window to the rear elevation, PVC Frosted door to the side elevation, ceiling coving, space for washer / dryer, space for dishwasher.



Bathroom

5'10" x 5'6" (1.8m x 1.7m)

Three piece suite comprising panelled bath with traditional style hot and cold taps, separate wall mounted shower, low level W.C, Pedestal hand wash basin with chrome hot & cold taps, frosted PVC Window to the side elevation, panelled ceiling and ceiling light.



Outside

Low level brick wall to the front elevation houses an array of established plants and shrubbery. There is a wrought iron gate leading to a flagged pathway in turn the front door.

The rear of the property is low maintenance and features a low level pond. The rear yard is laid with concrete and has secure access onto the rear service road.

Tenure

Leasehold with a 999 year lease from 5th December 1906 dated 25th May 1967.

Council Tax

Tax Band 'C' - £1,945.59 (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.

Postcode

WA4 2UH

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.

First Floor

Landing

Traditional landing with loft access and traditional storage cupboard.

Bedroom One

13'6" x 11'11" (4.14m x 3.64m)

Original floorboards, PVC Window to the front elevation, ceiling coving, ceiling light & ceiling fan.

Bedroom Two

13'1" x 8'2" (4.0m x 2.5m)

Central heating radiator, PVC Window to the rear elevation, dado rail, original floorboards, ceiling coving and television point.

Bedroom Three

7'4" x 8'6" (2.24m x 2.6m)

PVC Window to the rear elevation, dado rail, original floorboards & ceiling coving.