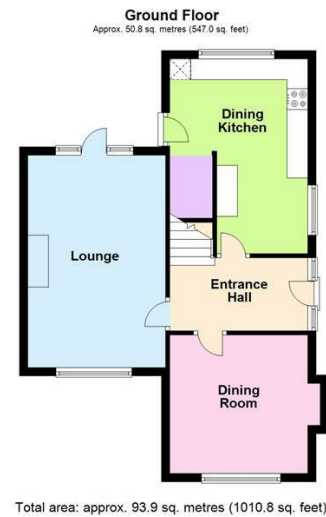
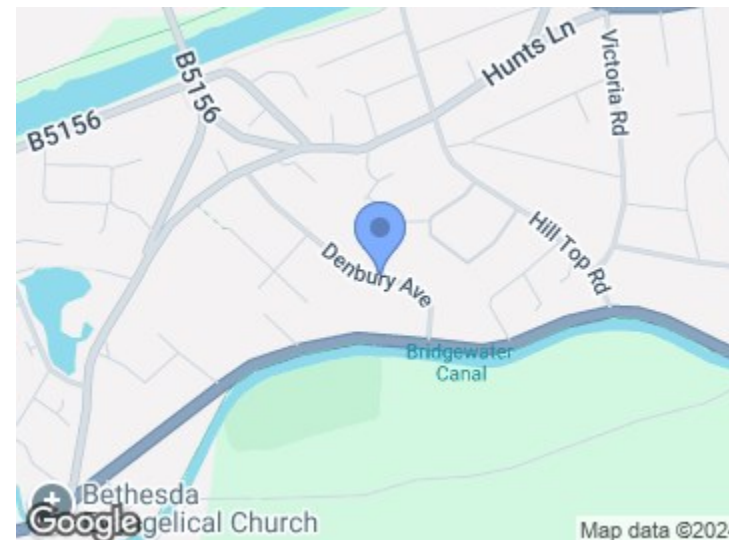


Stockton Heath



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.



Total area: approx. 93.9 sq. metres (1010.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	79
EU Directive 2002/91/EC			

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

CHARMING & TRADITIONAL FAMILY HOME | SOUGHT AFTER LOCATION | SOUTH FACING | BEAUTIFULLY LANDSCAPED & STOCKED GARDENS | GENEROUS PROPORTIONED ACCOMODATION | PERIOD features| POTENTIAL FOR EXTENSION. The property enjoys an excellent plot set back from the road with accommodation including a welcoming hallway, dual aspect lounge with a solid fuel burning stove, separate dining room, dining kitchen and understairs pantry storage whilst to the first floor there are three bedrooms, two of which have fitted furniture, bathroom with separate shower and a stand alone WC.

Offers In Excess Of £400,000



www.cowdelclarke.com

Tel: 01925 600 200

Stockton Heath Denbury Avenue



Locally regarded as one of the more popular roads to live on, with its wide thoroughfare, generous plots, attractive setting and its proximity to Stockton Heath. Certain to be of interest, the features on offer include polished wooden flooring, stripped pine doors and a solid fuel burning stove set in the dual aspect lounge.

Enjoying excellent plots, potential is definitely a term relevant to this home as a number of neighbouring properties have taken advantage of this by either embarking on a ground floor extension or a double storey resulting in a complete transformation.

Remaining in its original layout, the accommodation is accessed from the side elevation into a welcoming reception with polished wooden flooring and stripped pine doors leading to the ground floor rooms. The lounge enjoys a dual aspect with a PVC door leading to the sunny patio, polished wooden flooring and a solid fuel burning stove. The separate dining room enjoys excellent proportions and a feature fireplace, completing the ground floor is the dining kitchen, fitted with a matching range of units complemented with integrated appliances and understairs pantry storage. The first floor includes a generous landing with loft access, master bedroom with fitted wardrobes, second bedroom again with fitted wardrobes, third bedroom with space for fitted furniture, bathroom and a separate WC. Externally, there are beautifully presented gardens and generous off road parking.

Accommodation

Ground Floor

Entrance Canopy

Courtesy light and a wooden front door with a half moon shaped frosted glazing and matching adjacent panels leading to the:

Entrance Hallway

10'11" x 5'9" (3.33m x 1.76m)

A welcoming reception with polished wooden flooring, staircase ascending to the first floor, double central heating radiators and two cupboards housing both the electricity and gas meters.

Lounge

16'9" x 10'11" (5.12m x 3.33m)

A bright and airy dual aspect room with a solid fuel burning stove with a raised slate hearth, polished wooden flooring, PVC double glazed door with matching adjacent panels opening out onto the stone flagged sunny patio, further PVC double glazed window to the front elevation and a central heating radiator.

Dining Room

10'11" x 10'11" (3.34m x 3.33m)

An attractive, well proportioned separate reception room with feature fireplace with a marble effect inset and raised hearth, picture rail, PVC double glazed window to the front elevation and a central heating radiator.



Dining Kitchen

15'4" x 10'10" max (4.69m x 3.31m max)

An 'L' shaped generously proportioned room located to the rear with a range of matching base, drawer and eye level units with concealed lighting. Integrated appliances including a four ring gas hob with an electric oven and grill below and an illuminated chimney extractor above, fridge/freezer, dishwasher and a washer/dryer. One and a half bowl stainless steel, single sink drainer unit with mixer tap set in a granite style, heat resistant, roll edge work surface with a tile splashback. Further cupboard housing the 'Worcester Greenstar 30i Erp Condensing Combi Boiler', purchased in 2017. Spotlights, tiled flooring, PVC double glazed windows to both the rear and side elevations, timber door leading onto the patio, double central heating radiator and an opening to the:

Under Stairs Pantry

7'0" x 3'1" (2.15m x 0.96m)

Shelving, clothes hooks and lighting.

First Floor

Landing

13'0" x 5'10" (3.98m x 1.80m)

Loft access.

Bedroom One

11'6" x 10'11" (3.53m x 3.33m)

Fitted with a range of wardrobes providing hanging and shelving space with sliding doors, PVC double glazed window to the front elevation, ceiling coving and a double central heating radiator.

Bedroom Two

10'11" x 9'10" (3.33m x 3.00m)

Fitted with a range of wardrobes providing hanging and shelving space, picture rail, PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Three

10'10" x 6'8" (3.32m x 2.05m)

Picture rail, PVC double glazed window to the front elevation and a central heating radiator.

Bathroom

9'6" x 4'6" (2.90m x 1.38m)

Including both a panelled bath with a chrome 'Victoriana' mixer shower head and a panelled cubicle with a thermostatic 'Aqualisa' shower, in addition to a pedestal wash hand basin. Polished wooden flooring, central heating radiator and a PVC frosted double glazed window to the rear elevation with shutters.

WC.

4'6" x 2'9" (1.39m x 0.85m)

Low level WC. with a push-button flush, polished wooden flooring and a PVC frosted double glazed window to the side elevation with shutters.

Outside

Situated on the sunny side of the road, both the front and rear gardens having been professionally designed and continuously stocked year on year resulting in a plethora of colour. The rear includes a stunning rose garden, in addition there are two stone patio areas with one located from the lounge offering excellent morning sun and the other on the westerly boundary thus taking advantage of the evening sun. The garden is predominantly laid to lawn boasting an abundance of mature borders. A cold water tap, lighting and a timber shed with power complete the rear garden. To the side, there is fencing and a gate leading to the front. The front enjoys a gravelled garden again well stocked with flowering plants and shrubs set behind a dwarf brick wall. Driveway parking again is accessed from the front and leads along the side providing parking of up to three cars.

Tenure

Freehold.

Council Tax

Band 'D' - £2,188.79 (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 2BW

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.

