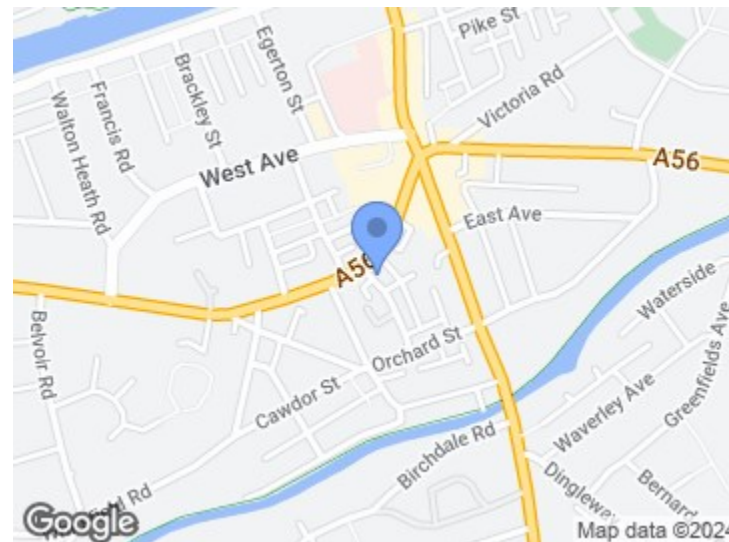


Stockton Heath



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. 67.4 sq. metres (725.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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		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	

CENTRAL VILLAGE LOCATION | CHARMING TERRACE | OPEN PLAN DINING KITCHEN | 2 SEPARATE RECEPTION ROOMS | ENCLOSED WALLED COURTYARD. This mid terrace home will appeal to a wide variety of buyers with accommodation comprising a lounge with a recessed chimney breast, sitting room / dining room and an extended open plan dining kitchen. The first floor includes two bedrooms and a bathroom. Externally, there is an enclosed courtyard.

£240,000

Stockton Heath Chapel Lane



Accommodation

Boasting a central village location with Stockton Heaths's amenities within walking distance, this charming mid terrace offers two storey accommodation including a lounge accessed through a 'Composite' front door and a recessed chimney breast, sitting room / dining room with a further recessed chimney breast, staircase to the first floor and an opening into the dining kitchen with integrated appliances, breakfast bar and 'French' doors opening into the terrace garden. The first floor includes two bedrooms with storage and a bathroom. Externally, there is an enclosed walled courtyard.

Ground Floor

Lounge

12'4 x 10'11 (3.76m x 3.33m)

Accessed through a frosted leaded double glazed 'Composite' front door with a further frosted double glazed panel above, exposed chimney breast with recess, laminate flooring, meter cupboard housing the electric consumer unit, PVC double glazed window to the front elevation, double central heating radiator and an opaque glazed door leading to the:

Inner Vestibule

2'10 x 2'7 (0.86m x 0.79m)

Under the stairs cloaks and storage cupboard with louvred doors and lighting.

Sitting Room / Dining Room

12'4 x 12'2 (3.76m x 3.71m)

Chimney breast with recess, tile inset and raised hearth, laminate flooring, opaque glazed door leading to the staircase to the first floor, central heating radiator and an opening to the:

Dining Kitchen

12'3 x 8'6 (3.73m x 2.59m)

Range of matching base, drawer and eye level units complimented with illuminated glazed display cabinets, breakfast bar and wine cooler. Integrated appliances including a four ring gas hob with an illuminated chimney extractor above and an oven & grill below, fridge, freezer and a wall mounted gas boiler. One and a half bowl stainless steel, single sink drainer unit with mixer tap set in a wood effect work surface with tile splashback, space for a washing machine, inset lighting, laminate flooring and loft access. PVC double glazed window to the rear elevation, double glazed 'Velux' window and PVC double glazed 'French' doors opening out onto the rear courtyard.



Bathroom

8'8 x 5'0 (2.64m x 1.52m)

Three piece suite including a tiled bath with a thermostatic shower above, low level WC, and a vanity sink unit with chrome mixer tap, shavers mirror, cupboard and drawer storage and an illuminated mirror. Inset lighting, laminate flooring, white ladder heated towel rail, tiled walls with contrasting laminate flooring and a frosted PVC double glazed window to the rear elevation.

Outside

To the rear, there is a flagged walled courtyard with gated access to a rear service road and a water tap.

Tenure

Leasehold with a 999 year lease dated 20th June 1876 with a nominal ground rent.

Council Tax

Band 'B' - £1,560.46 (2022-2023)

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 6LL

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.



Inner Lobby

Staircase to the first floor and a central heating radiator.

Landing

6'4 x 2'10 (1.93m x 0.86m)

Loft access.

Bedroom One

12'3 x 11'0 (3.73m x 3.35m)

Double wardrobe with high gloss double doors providing hanging and shelving space, PVC double glazed window to the front elevation and a double central heating radiator.

Bedroom Two

12'0 x 7'0 (3.66m x 2.13m)

Wardrobe recess sited over the stairs providing hanging space, eye level cupboard providing further storage, PVC double glazed window to the rear elevation, loft access and a central heating radiator.

