

# Warrington



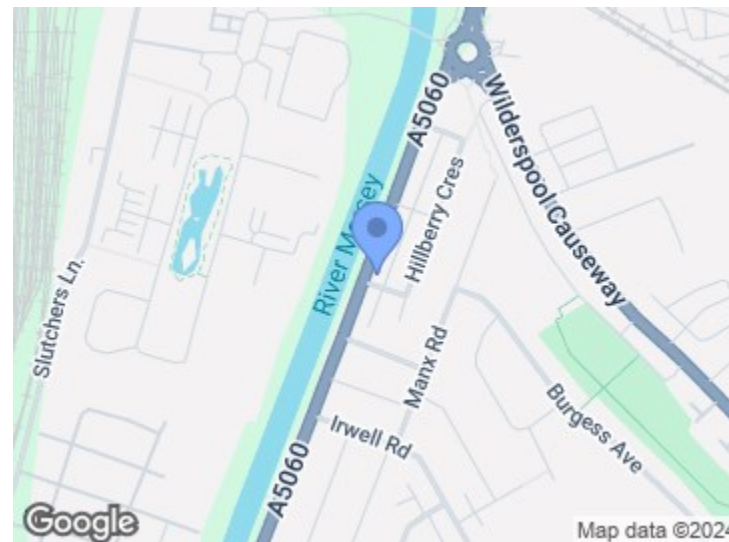
Total area: approx. 107.8 sq. metres



## Location

Becoming increasingly fashionable, Chester Road enjoys a popular location sited opposite the 'River Mersey'. Neighbouring both Stockton Heath and Warrington, Chester Road is within walking distance of a range of associated amenities including retail outlets, restaurants, bars and 'Walton Hall Gardens'. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool Airports.

The area 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 <sub>2</sub> ) Rating																					
Current	Potential	Current	Potential																				
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CHARM & CHARACTER with CONTEMPORARY TWIST | BEAUTIFUL PRESENTATION | IMPRESSIVE KITCHEN & BATHROOM | Lounge with MEDIA WALL & FIRE | LOFT CONVERSION | LANDSCAPED GARDEN. A must to view, the accommodation comprises a porch, hall, lounge, dining room, kitchen, three bedrooms, bathroom and a loft conversion. Gardens to front and rear.

£275,000



# Warrington Chester Road



Arguably one of the finest bay fronted terrace homes within the immediate vicinity. Under the ownership of our client, this traditional home has been transformed whilst retaining its charm and character at the same time remaining true to its history.

Having been the subject of a comprehensive programme of both building and cosmetic improvements including but not limited to a loft conversion, exposed brick wall in the dining room, fitted kitchen with 'Quartz', four piece bathroom suite, media wall complete with electric living flame fire in the lounge and a landscaped walled garden.

Presented over three storeys, this garden fronted home comprises an entrance porch with a period reflective porch, hallway with decorative tiling and ceiling corbels, lounge featuring a contemporary media wall and an electric living flame fire, dining room with 'French' doors, fitted kitchen complete with integrated appliances whilst to the first floor, there is the main bedroom with two walk-in wardrobes, two further bedrooms and a stunning bathroom suite. The second floor includes a loft conversion (not to building regulations). Gardens to front and rear.

## Accommodation

### Entrance Porch

Open plan porch with timber detailing, pillar and spindles set below a canopy, tiled flooring, courtesy lighting and a 'Composite' frosted double glazed door with a matching panel above leading to the:

### Entrance Hallway

16'10" x 3'3" (5.15m x 1.00m)

A most characterful reception with ceiling corbels and period reflective tiled flooring, staircase to the first floor and a central heating radiator.

### Lounge

15'8" x 10'9" (4.80m x 3.30m)

Situated to the front and boasting a centre piece 'media wall' with a flat screen television recess and 'Gazco eReflex' living flame log effect electric fire below. Inset lighting, laminate flooring, 'chunky' oak shelving, PVC double glazed window to the front elevation, contemporary vertical central heating radiator and an opening to the:

### Dining Room

13'7" x 11'5" (4.15m x 3.50m)

An eye catching exposed brick wall feature singles this room out, in addition, there are PVC double glazed 'French' doors opening out onto the rear, laminate flooring, understairs storage cupboard with lighting, vertical central heating radiator and a traditional style door with glazed panels leading to the:

### Kitchen

14'6" x 9'2" (4.43m x 2.80m)

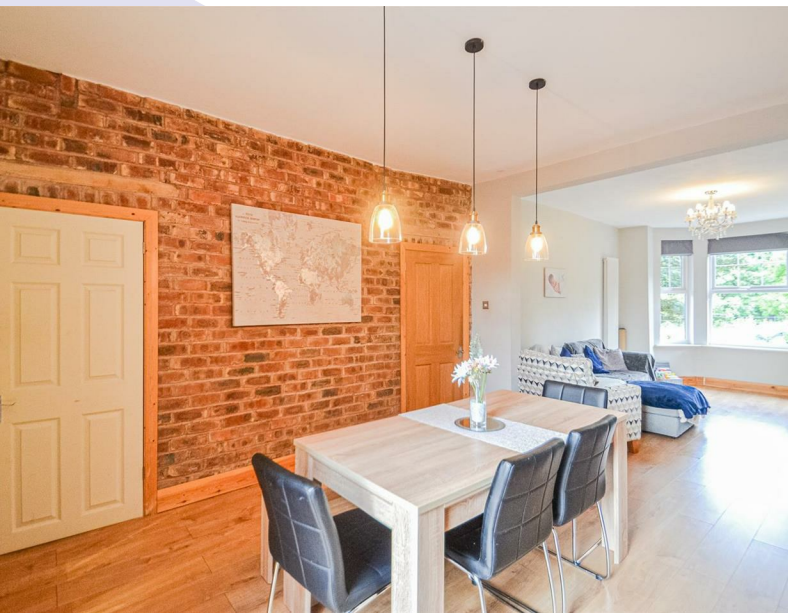
Stylish 'Shaker' style kitchen fitted with a range of matching base, drawer and eye level units with concealed lighting, in addition to plinth lighting, pull-out spice and larder cupboards complete with a full height cupboard providing further storage space and the 'Worcester Greenstar 28CDi Compact (ErP) combination boiler. Integrated appliances including a five ring gas hob, double oven and grill, dishwasher and a washing machine. Stainless steel sunken sink unit with a chrome mixer tap set in a Quartz work surface with both a matching splashback and white brick effect tile. Inset lighting, PVC double glazed door to the side elevation complemented by a PVC double glazed window to the rear elevation and a contemporary vertical central heating radiator.

## First Floor

### Landing

22'1" x 5'1" max (6.74m x 1.57m max)

Feature ceiling arch to the rear landing, inset lighting, two wall light points and a staircase to the loft with storage below.



### Bedroom One

13'2" x 11'0" (4.03m x 3.36m)

An adapted main bedroom including two PVC double glazed windows to the front elevation, central heating radiator and two doors leading to both 'walk-in' wardrobes.

### Walk-In Wardrobes (Mr)

6'5" x 3'4" (1.96m x 1.04m)

Inset lighting, hanging and shelving space.

### Walk-In Wardrobe (Mrs)

6'5" x 3'4" (1.96m x 1.04m)

Inset lighting, hanging and shelving space.

### Bedroom Two

13'8" x 9'1" (4.18m x 2.79m)

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

### Bedroom Three

9'2" x 5'4" (8'4") (2.81m x 1.64m (2.55m))

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

### Bathroom

8'9" x 6'2" (2.69m x 1.88m)

Beautifully appointed, contemporary four piece suite featuring a slate effect tiled feature wall including a walk-in tiled cubicle with glazed screening housing the thermostatic shower with both hand-held and rain-shower heads complete with illuminated recessed shelving, tiled bath with a chrome waterfall mixer tap, wash hand basin and low level WC. set into a vanity unit with cupboard storage below. Subtly contrasting tiled flooring and walls, inset lighting, graphite coloured heated towel rail, frosted PVC double glazed window to the side elevation and a shavers point.

## Second Floor & Staircase

Door providing access to:

### Loft Conversion (No Building Regulations)

15'5" max x 14'9" max (4.70m max x 4.51m max)

Two structural timber beams, two double glazed 'Velux' windows to the rear elevation, eaves storage, inset lighting and a central heating radiator.

### Outside

Beautifully presented landscaped walled garden including an artificial turfed area complemented with a porcelain tiled pathway with gravelled borders leading from the 'French' doors, alongside the garden to the rear gate which in turn leads to the service road. Timber shed, cold water tap and power points. The front includes a block paved courtyard set behind a dwarf brick wall.

### Tenure

Leasehold with a term of 999 years (less 10 days) dated 29th December 1913 from 30th June 1913 with a nominal ground rent.

### Council Tax

Band 'B' - £1,658.39 (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 6AD

### 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.