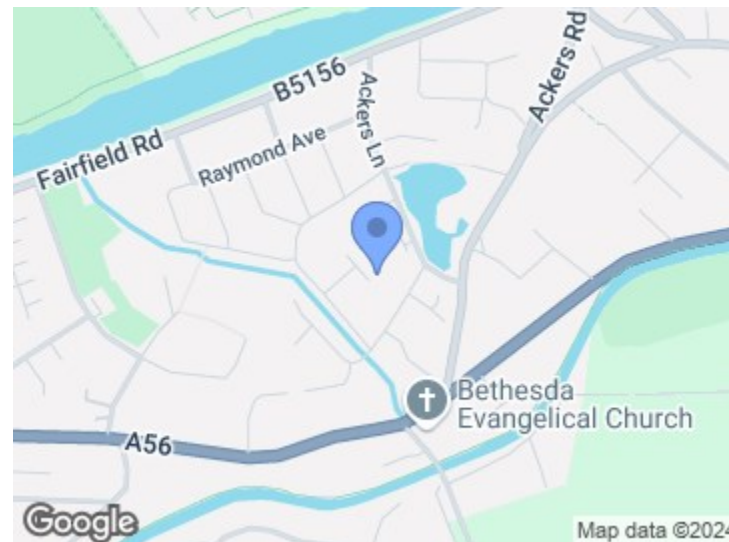


# Stockton Heath



## 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		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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



IN NEED OF MODERNISATION | NO CHAIN | CUL-DE-SAC LOCATION | THREE DOUBLE BEDROOMS | DOWNSTAIRS W.C | SHARED DRIVEWAY & DETACHED GARAGE  
 Requiring modernisation, this property is located in a quiet backwater of Stockton Heath and within walking distance of Ackers Pit and Stockton Heath Village centre. Comprising an entrance porch, entrance hallway, generous Lounge, dining kitchen with pantry, WC, three double bedrooms and a shower room. Externally there are gardens to the front and rear elevations.

Offers In Excess Of £250,000

# Stockton Heath Lilac Grove



## Accommodation

Generous family accommodation with potential to improve; this three double bedroom semi-detached home is located in a quiet backwater of Stockton Heath close to Ackers Pit. The property offers an opportunity for renovation and briefly comprises Entrance porch, entrance hallway, lounge, Dining Kitchen, Utility Room / Pantry, rear vestibule with store and ground floor W.C. The first floor comprises three double bedrooms and a family shower room. Gardens to both front and rear elevations with a shared driveway leading to a detached garage.

## Lounge

13'10" x 11'9" (4.23m x 3.59m)  
Two PVC Windows to the front elevation, feature gas fire with brick surround, ceiling coving, ceiling light, television point.

## Dining Kitchen

12'7" x 8'8" (3.85m x 2.65m)  
PVC Window to the rear elevation, access to the Pantry / Utility room & under stairs storage, base level units with Wood effect roll top worktops, Stainless Steel sink with drainer & Chrome mixer tap and central heating radiator.

## Utility / Pantry

8'10" x 5'10" (2.7m x 1.8m)  
Wall run of units with base and eye level worktops, complimented by a wood effect roll top worksurface. Ceiling light & Power points.

## Rear Vestibule

Providing access to the garden, 'Store' room and downstairs W.C. Light, power and frosted PVC window to the side elevation.

## First Floor

### Landing

10'2" x 8'6" (max) (3.1m x 2.6m (max))  
Split level staircase, PVC Window to the rear side elevation and loft access. Further access to:



## Shower Room

6'10" x 5'2" (2.1m x 1.6m)  
Three piece shower room with tiled walls, comprising Low level W.C, Hand wash basin with Chrome hot and cold taps, Enclosed shower unit with 'Triton' electric shower and glass sliding door, PVC Frosted window to the rear elevation and wall mounted electric heater.



## Garage

There is a garage to the rear of the property.

## Outside

The property has gardens to the front and rear elevation. The front garden features a low level fence enclosing a golden gravel main. There is a range of established low level shrubbery and a flagged pathway. There is a shared driveway leading to a detached garage to the rear elevation. The rear garden is mainly laid with flagging and features a railway sleeper planter, feature borders and access to the side of the property and garage.

## Tenure

Freehold with a lease connected with the shared driveway.

## Council Tax

Band B: £1,702.39

## 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 2DG

## 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.

