

Stockton Heath



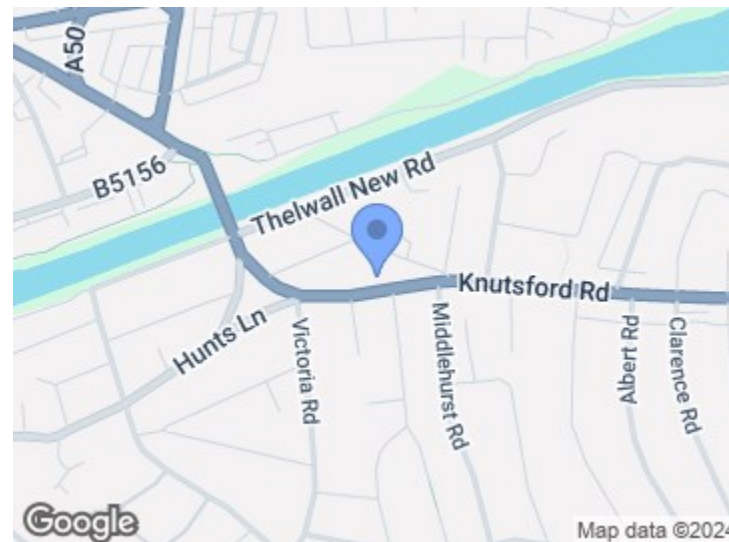
Location

Stockton Heath and Grappenhall are semi-rural villages in Warrington Cheshire, within commuting distance to the Lymm junctions of the M6 & M56 motorways. Grappenhall borders the villages of Thelwall and Stockton Heath of which both have a selection of shops, The village is also sited between the 'Ship Canal' and the 'Bridgewater Canal' including attractive parkland, canals, streams and the 'Trans Pennine Trail' which all provide scenic walking, cycling and running routes. There is also a selection of cosy pubs in the village, perfect for post-walk entertainment.

Along with the church, Grappenhall village contains two pubs, the Parr Arms and the Ram's Head, and St Wilfrid's Primary School. Bradshaw Community Primary School is located north of the village centre both of which are assessed favourably.



Total area: approx. 246.1 sq. metres (2649.3 sq. feet)

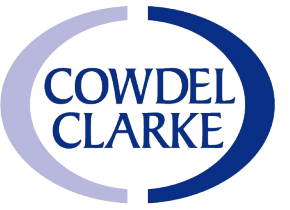


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54)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

DOUBLE FRONTED PERIOD Detached Home | FULL of CHARM & CHARACTER | OPEN PLAN Dining Kitchen & Dining Room | Lounge with 'TED TODD' flooring | Five DOUBLE Bedrooms | two EN-SUITES & BATHROOM | LANDSCAPED TERRACE with KITCHEN Facility. GATED Entrance. This traditional homes generous accommodation including a porch, utility/WC, hallway with 'Minton' flooring, bay fronted lounge with shutters, dining kitchen, dining room, study and a garage conversion, five bedrooms, en-suites to two and a family bathroom. Externally, there are gardens, an enclosed courtyard, landscaped terrace and vehicular access from Knutsford Old Road.

£850,000

Stockton Heath Higher Knutsford Road



Full of charm and character, this double fronted detached home has been the subject of a comprehensive programme of alterations and improvements including but not limited to a recently fitted dining kitchen re-located to the front which in turn opens into the now dining room with an imposing bay window to the rear, lounge now positioned in the alternative bay fronted room with 'Ted Todd' flooring, the introduction of a study and a combined utility and cloakroom. The first floor now offers two en-suites and a period reflective main bathroom. Externally, outside entertainment is certainly the theme with a landscaped terrace with an outside kitchen facility.

Approached from the front, the accommodation comprises a porch featuring 'Minton' tile flooring, full height cloaks cupboard and a stained glass window to the side, utility & WC with a sunken sink unit set in a granite surface, entrance hall again with 'Minton' tile flooring, staircase with panelling and a polished wooden balustrade, lounge with a circular bay, shutters and 'Ted Todd' flooring, dining kitchen complete with centre island, integrated appliances and re-positioned to this bay fronted room, dining room, rear vestibule, study and boiler room. In addition, there is a garage conversion currently used for recreation purposes.

The first floor offers a generous landing with an original style cupboard, main bedroom with fitted wardrobes and en-suite, bedroom two again with an en-suite, three further bedrooms and a period reflective family bathroom with a claw bath. Externally, the driveway is accessed from Knutsford Old Road via electric gates set adjacent to a well proportioned garden with a landscaped terrace with a food preparation area.

Accommodation

Ground Floor

Entrance

Feature stone lintel above the PVC frosted double glazed front door with a panel above leading to the:

Entrance Porch

9'10" x 7'4" (3.00m x 2.26m)

Period features including 'Minton' tile flooring, stained glass frosted leaded glazed window to the side elevation, picture rail and ceiling coving. Full height cupboards providing hanging and shelving space combined with base level storage ideal for shoe storage complete with a contemporary vertical central heating radiator.

Cloakroom / Utility

6'0" x 4'11" (1.84m x 1.51m)

A versatile room including a sunken sink unit with chrome mixer tap set in a granite work surface with cupboard storage below combined with space for a washing machine and dryer. Engineered flooring, two wall light points, inset lighting, PVC frosted double glazed window to the side elevation, low level WC and a heated towel rail with a central heated radiator.

Entrance Hallway

14'1" x 8'8" (4.31m x 2.65m)

Eye catching 'Minton' tile flooring, turning staircase to the first floor with a polished wooden balustrade, newel post, painted spindles and panelling, dado rail, picture rail and ceiling coving. Inset lighting, central heating radiator and an arch to:

Rear Vestibule

9'1" x 3'4" (2.77m x 1.03m)

Continuation of the 'Minton' tile flooring, picture rail, ceiling coving, panelled walls to dado height and a double glazed door to the patio garden with a matching panel above.

Lounge

18'0" x 14'1" (5.50m x 4.31m)

Accessed through a tradition wooden door into this striking entertaining room with 'Ted Todd' flooring, PVC double glazed bow window to the front elevation with shutters, picture rail, ceiling coving and two central heating radiators.

Study

11'11" x 9'3" (3.64m x 2.82m)

Fitted book shelving unit with two wall light points, engineered flooring, inset lighting, ceiling coving, contemporary vertical central heating radiator and two PVC double glazed windows to the rear elevation.

Boiler Room

5'5" x 5'4" (1.66m x 1.63m)

Wall mounted 'Alpha' boiler, unvented and a PVC double glazed window to the side elevation.

Dining Kitchen

21'5" x 15'3" (6.54m x 4.65m)

A spacious light and airy bay fronted room comprehensively fitted with a range of matching base, drawer and eye level units, in addition to a full height 'breakfast cupboard' providing drawer, shelving and spice rack storage which is set adjacent to space for an 'American' style fridge freezer. Further bespoke in-frame cupboards and two integrated dishwashers. There is a centre island with breakfast bar featuring further cupboard storage, chopping board, dishwasher and wine fridge complete with a granite surface. Rounding off this stunning recently fitted kitchen comprises a secondary sunken sink unit with Chrome 'Quoker' instant hot water tap set in a granite work surface, electric 'Rangemaster' cooker set into a recessed chimney breast with a decorative surround and an antiqued mirrored splashback. In conclusion, there is a tiled floor, inset lighting, ceiling coving, PVC double glazed bow window to the front elevation with shutters, double glazed 'French' doors opening onto the courtyard, contemporary style vertical central heating radiator and an archway to the:

Dining Room

16'0" x 15'1" (4.89m x 4.62m)

Again a characterful room with a generous PVC double glazed bay window overlooking the rear garden, ceiling coving, inset lighting, tiled flooring, two vertical contemporary style central heating radiators and a glazed door to the:

Garage Conversion (No Building Regulation Approva)

22'0" x 16'6" (6.72m x 5.05m)

Currently utilised as a morning room, with laminate flooring, four wall light points and spotlights, fitted unit with cupboard and drawer storage with a granite surface, air conditioning unit and PVC double glazed doors with matching adjacent panels opening onto the courtyard. (No building regulation approval)

First Floor



Landing

14'2" x 12'6" max (4.33m x 3.83m max)

Original style storage cupboard, picture rail, ceiling coving and a double central heating radiator.

Bedroom One

14'7" max x 13'11" (4.46m max x 4.26m)

Range of fitted wardrobes providing hanging, shelving space and drawer space, engineered wood effect flooring, ceiling light points set above the bed side table locations, inset lighting with addition 'led' mood lighting, PVC double glazed window to the rear elevation with shutters and a double central heating radiators.

En-Suite Shower Room

8'2" max x 6'9" (2.51m max x 2.07m)

Three piece suite including a tiled cubicle with a thermostatic shower and rain-shower head, wash hand basin with a brushed gold mixer tap set within a marble surface with drawer storage below and a low level WC again with brushed gold coloured twin button flush. Tiled flooring, inset lighting, PVC frosted double glazed window to the rear elevation with shutters and an extractor fan,

Bedroom Two

14'2" x 13'5" plus door recess (4.33m x 4.11m plus door recess)

Picture rail, ceiling coving, PVC double glazed circular bay window to the front elevation and a contemporary style vertical central heating radiator.

Dressing Area

4'1" x 2'10" (1.26m x 0.87m)

Accessed through a mirrored door with lighting.

En-Suite Shower Room

6'7" x 3'10" (2.02m x 1.19m)

Three piece suite including an oversized tiled cubicle with a thermostatic shower and both hand-held/rain-shower heads, wash hand basin set in a marble surface with cupboard storage below and a low level WC unit with work surface. Tiled flooring, inset lighting, chrome ladder heated towel rail and an extractor fan.

Bedroom Three

12'4" x 9'3" (3.76m x 2.82m)

PVC double glazed window to the rear elevation with shutters, picture rail and a double central heating radiator.

Inner Lobby

7'0" x 2'11" (2.14m x 0.91m)

Bedroom Four

15'2" x 14'11" (4.63m x 4.56m)

PVC double glazed circular bay window to the front elevation with shutters, ceiling coving and a double central heating radiator.

Bedroom Five

11'10" x 6'11" (3.61m x 2.12m)

Decorative panelling to the walls, full height cupboard providing hanging and shelving space and a PVC double glazed window to the side elevation with shutters.

Bathroom

8'5" x 7'3" (2.57m x 2.22m)

Traditional suite featuring a roll top claw bath with chrome mixer shower heads and screen, wash hand basin with chrome wash stand, taps and waste, low level WC, with twin chrome push-button flush. Matching wall and floor tiling, in addition to a white brick tile feature wall, two wall light points, stained glass PVC double glazed window to the side elevation, inset lighting, extractor fan and a heated towel rail with a central heating radiator.

Outside

The rear of the property is defined into three separate themes with the fenced tarmac driveway accessed from 'Knutsford Old Road' via electrically operated gates providing ample parking and an electric charging point. From the driveway, the garden is accessed via a timber gate and comprises a lawn area with a mature hedgerow and trees providing a degree of privacy. Completing the garden is a generously proportioned stone flagged terrace with an outside kitchen with a sunken sink unit with mixer tap set within a granite surface, in addition to a hot water tap. Bordering the terrace is a knee height rendered wall and matching raised flowerbeds set adjacent to the steps. Power points and lighting. The front includes a combination of stone flagging and a lawn garden with a mature tree set behind a dwarf brick wall with wrought iron railings. Behind the white rendered wall is an enclosed courtyard accessed from the dining kitchen and garage conversion

Tenure

Freehold.

Council Tax

Band 'G' - £3,647.98 (2024/2025)

Local Authority

Warrington Borough Council.

Postcode

WA4 2JS

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.