

Walton



TRADITIONAL END-TERRACE | WESTERLY FACING REAR COURTYARD | PARKING TO THE REAR | THREE DOUBLE BEDROOMS | POPULAR & CONVENIENT LOCATION. Conveniently located in Walton, between Warrington Town and Stockton Heath Village, this traditional bay-fronted property comprises a generous entrance hallway, Lounge with feature bay window, Dining room, Dining Kitchen & Utility room. The first floor offers three double bedrooms and a bathroom. There is a beautifully maintained Westerly facing rear courtyard with gated access to off-road parking. Within close proximity are the 'Trans Penine' trail and 'Walton Gardens'.

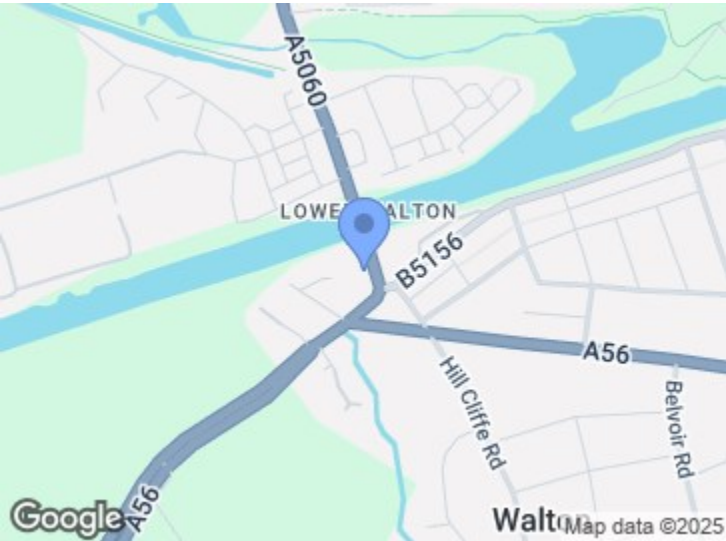
Offers In Excess Of £265,000

Tel: 01925 600 200

Location

Becoming increasingly fashionable, Chester Road enjoys a popular location sited close to 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		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 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	



Walton Chester Road



Accommodation

This characterful end-terrace features an entrance hallway with original corbels, a bay fronted through Lounge / Diner, generous Kitchen and utility room. The first floor comprises three bedrooms, a traditional landing and a family bathroom. The property is approached via traditional low level brick wall, and accessed via a wrought iron gate leading to a flagged pathway. The rear of the property features an enclosed rear courtyard with brick borders and secure gated access to the side elevation. Off-road parking is available to the rear of the property.

Entrance Hallway

Panelled and glazed front door with feature leaded glass above, wood effect laminate flooring, deep skirting boards, original ceiling corbels, ceiling coving, ceiling light, central heating radiator access to the:

Lounge / Diner

24'1" x 12'5" (7.36m x 3.8m)

Bay fronted with double glazed windows to the front elevation, ceiling coving, feature fireplace with Gas fire, marble hearth and traditional style surround, central heating radiator, television point. Opening onto the dining area. The dining area features chimney breast with gas fire, ceiling coving, double glazed window to the rear elevation and access to the:

Dining Kitchen

17'8" x 7'10" (5.4m x 2.4m)

Hosting a range of matching eye and base level units complimented with a roll top heat resistant work surface. The Kitchen features a tiled floor, Stainless Steel one and a half bowl sink with chrome tap and drainer, PVC Window to the side elevation, a four ring gas hob with Oven / Grill below and extractor above, Chimney breast with gas fire inset, ceiling coving, tiled splashback and central heating radiator. The Kitchen in turn provides access to the:



Bedroom Three

9'2" x 8'6" (2.8m x 2.6m)

PVC Window to the rear elevation, traditional style fireplace with gas fire inset and ceiling light.

Bathroom

5'10" x 9'0" (1.8m x 2.76m)

Panelled bath with Chrome taps and 'Triton' electric shower & Curtain screening, part tiled walls, pedestal hand wash basin with Chrome taps, low level W.C, PVC Frosted window to the side elevation, central heating radiator and ceiling light.

Outside

The front of the property is approached via low level traditional front wall and a wrought iron pedestrian gate. The front garden features established shrubbery, a flagged walkway and golden gravel inset in the main.



The charming rear courtyard hosts an array of established shrubbery and enjoys a Westerly aspect. The courtyard is enclosed with traditional brick walls and provides gated access to the side elevation.

There is off road parking to the rear of the property.

Utility Room

7'10" x 6'1" (2.4m x 1.86m)

The utility room provides space for a washer, dryer and dishwasher. There is a wall mounted 'Eco' boiler, PVC Window to the rear elevation, panelled walls and a door opening onto the side of the property in turn the rear courtyard.

First Floor

Landing

Traditional landing with ceiling light and loft access.

Bedroom One

16'3" x 12'1" (4.97m x 3.7m)

PVC Double glazed windows to the front elevation, central heating radiator, chimney breast and ceiling light.

Bedroom Two

13'3" x 9'10" (4.05m x 3.02m)

Double glazed window to the rear elevation, central heating radiator and ceiling light.

Tenure

Leasehold with a 999 year lease at £2.60 per annum, payable to 'Compton Group'.

Council Tax

Tax Band 'C' £1,914.76 per annum as of 2024

Local Authority

Warrington Borough Council

Postcode

WA4 6ER

Possession

Vacant possession upon completion

Viewing

Strictly by prior appointment with Cowdel Clarke Estate Agents on 01925 600200.