

Stockton Heath



Full of CHARM & CHARACTER with a CONTEMPORARY Twist | VILLAGE Location | 'SHAKER' Style Dining Kitchen & Appliances | Stunning CELLAR CONVERSION | Impressive DINING HALL | Elegant Lounge with Feature FIREPLACE | GATED Entrance, LANDSCAPED Gardens & GARAGE.

With three/four bedrooms, this home is ideal for professional couples, growing families or those seeking extra room for guests or a home office. The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze. The property features two/three inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings.

The exterior of the house is equally impressive, with parking available for up to four vehicles, a rare find in this sought-after area. This feature adds to the convenience of living in such a vibrant community, where local amenities, parks, and schools are just a stone's throw away.

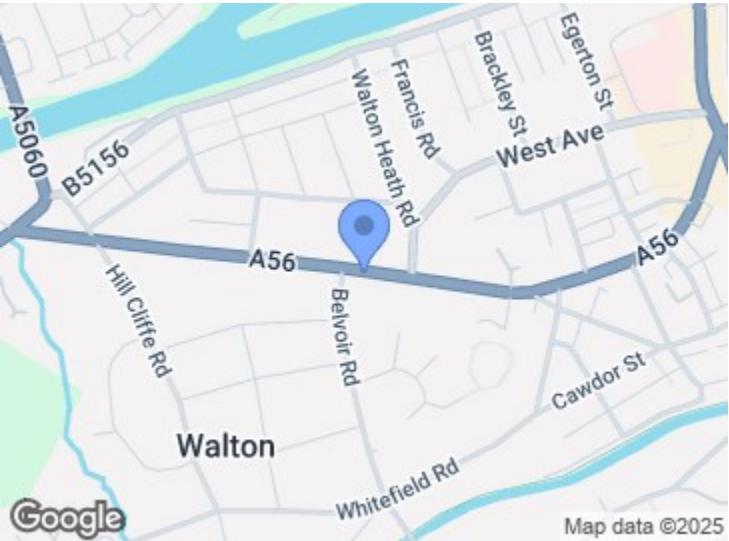
The charm of a pre-1900 property is evident throughout, with original features that add character and warmth. This home is not just a place to live; it is a sanctuary that offers both comfort and style. In summary, this semi-detached house on Walton Road is a wonderful opportunity for those looking to settle in a picturesque location with ample space and modern conveniences. Do not miss the chance to make this charming property your new home.

£625,000

Tel: 01925 600 200

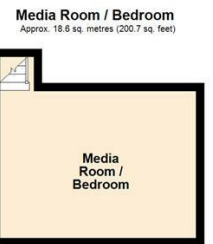
Location

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 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	



Total area: approx. 141.0 sq. metres (1518.2 sq. feet)

Stockton Heath Walton Road



Full of charm and character, this beautiful period rendered semi-detached home is believed to date back to the nineteenth century whilst benefitting from a comprehensive programme of improvements including but not limited to: a cellar conversion resulting in a further bedroom or media room, an overhaul of the kitchen including appliances, 'Quartz' work surface and respraying of the units and replacement flooring / carpets. Externally, the rear garden has been landscaped with low maintenance central to its theme whilst to the front, the driveway has been resurfaces with slate flagging with a gated entrance.

This elegant semi-detached home is set within walking distance of the village boasting accommodation presented over three storeys including:

A reception hall with a painted exposed brick feature wall, cloakroom & WC. with a period reflective two piece suite, dining hall which is positioned centrally with access to the remainder of the accommodation, lounge boasting a feature fireplace, period features and decorative illuminated recesses and a dining kitchen in a 'Shaker' style complete with breakfast bar, integrated appliances & Quartz.

The lower ground floor is accessed from an internal lobby leading from the dining kitchen comprising a cloaks area, shelving storage and a fascinating staircase with feature decorative displays leading to arguably the centre piece of the accommodation. This room has been used as a bedroom and media room in recent times, however, the versatility is there to be seen.

The first floor enjoys a split level landing again with period features and a floor to ceiling cupboard with adjacent shelving, dual aspect principal bedroom with fitted wardrobes and en-suite, second bedroom, again with period features, fourth bedroom and a four piece family bathroom suite.

Externally, to both front and rear, there has been extensive landscaping including slate flagging to both front and rear, artificial grassed garden, raised decking area ideal for the hardstanding of garden furniture and a gated entrance.

Accommodation

Reception Hall
6'6" x 5'2" (1.99m x 1.58m)

Accessed through a 'Composite' front door with frosted double glazed panels adjacent and above, feature painted exposed brick wall, engineered flooring, inset lighting, central heating radiator, glazed double doors leading to the reception hall and a further door leading to the:

WC.
5'1" x 4'3" (1.57m x 1.31m)

Period reflective two piece suite including a wash hand basin with a chrome mixer tap set on a granite surface with cupboard storage below complete with a low level WC. engineered flooring, inset lighting, ceiling coving, wall mounted chrome ladder radiator and a frosted PVC double glazed window to the rear elevation.

Dining Hall
16'10" x 11'8" (5.15m x 3.56m)

A super centre piece to the house, perfect for entertaining and full of character including an attractive turning staircase combined with a ceiling rose, cornicing and picture rail. Inset lighting, engineered flooring, PVC double glazed window to the rear elevation and a central heating radiator.

Lounge
16'9" x 13'0" (5.13m x 3.97m)

Striking feature fireplace comprising a pebble effect living flame gas fire with marble inset, matching hearth and a carved surround, in addition to a ceiling rose, coving, picture rail and illuminated decorative recesses. Engineered flooring, two central heating radiators, PVC double glazed windows to both the front and side elevations.



Dining Kitchen
11'5" x 11'5" (3.50m x 3.50m)

Beautifully appointed 'Shaker' style suite boasting a range of matching base, drawer and eye level units with concealed lighting, in addition to integrated appliances including a seven ring burner cooker with a chimney extractor above, dishwasher, fridge/freezer and microwave. Furthermore, there is a stylish breakfast bar providing excellent space for informal dining, a wine rack and stainless steel single sink drainer unit with mixer tap set in a Quartz surface. Inset lighting, 'Luxury Vinyl Tile' (LVT) flooring, PVC double glazed windows to the rear and side elevations, frosted PVC double glazed door to the side elevation, contemporary style vertical central heating radiator and a frosted glazed door to the:

Internal Lobby
5'7" x 2'10" (1.72m x 0.87m)
Luxury Vinyl Tile (LVT) flooring, inset lighting, shelving storage, hanging space and a staircase down to the media room/bedroom with an illuminated wine store and both whiskey and gin displays.

Lower Ground Floor

Bedroom Three / Media Room
16'0" x 12'0" (4.90m x 3.66m)
A quite stunning converted room providing complete versatility. An eye catching 'Media Wall' takes centre stage complemented with display shelving, decorative wine bottle display and a comprehensive range of base level storage. In addition, the room is enhanced with 'Luxury Vinyl Tile' (LVT) flooring and LED lighting. PVC double glazed window to the front elevation, central heating radiator and a cupboard housing the electric meter.

First Floor

Landing
18'2" x 5'10" max (5.56m x 1.79m max)
Split level landing with period features including ceiling coving, picture rail and a floor to ceiling storage cupboard with display shelving.

Bedroom One
16'11" x 13'0" (5.17m x 3.98m)
The principal suite boasts a dual aspect with PVC double glazed windows to the front and side elevations and a range of fitted wardrobes providing hanging and shelving space with further cupboard storage above finished in a high gloss white. The charm is underpinned by a feature panel wall, picture rail and ceiling coving all complete with a central heating radiator.

En-Suite Shower Room
5'3" x 5'3" (1.61m x 1.61m)
Three piece suite including panelled cubicle with a thermostatic shower, wash hand basin with mixer tap set on a vanity unit with cupboard storage below and a low level WC. Decorative tiled walls with contrasting tiled flooring, inset lighting, wall mounted chrome ladder heated towel rail and an extractor fan.

Bedroom Two
12'1" x 10'7" (3.69m x 3.23m)
Again with period features including a picture rail and ceiling coving complete with a PVC double glazed window to the side elevation and a central heating radiator.

Bedroom Four
8'0" x 5'1" (2.46m x 1.57m)
Display shelving, PVC double glazed window to the side elevation, ceiling coving and a central heating radiator.

Bathroom
11'2" x 5'9" (3.41m x 1.77m)
Four piece suite including a panelled bath, panelled cubicle with a thermostatic shower, pedestal wash hand basin with a chrome mixer tap and a low level WC. Fully tiled walls with contrasting tiled flooring, chrome ladder heated towel rail, medicine cabinet, inset lighting, frosted PVC double glazed window to the side elevation and an extractor fan.

Outside
The front is accessed via sliding electric gates into a slate flagged driveway providing parking for several cars which in turn leads to the garage. In addition, the drive is bordered with raised garden bed sleepers with lighting and a hedgerow providing a degree of privacy set complete with a raised lawned garden. Again, the walled rear garden has been the subject of a comprehensive programme of landscaping resulting in a lush artificial lawn complemented with a raised decking area with wall heaters and slate flagged patio area complete with lighting.

Garage
15'0" x 10'1" (4.59m x 3.08m)
Vehicular access is via roller shutter doors with an addition courtesy door to the garden. Internally, there is a 'Belfast' sink unit, 'Worcester Bosch Green Star 30cd' combination boiler, work surface with spaces for both a washing machine and dryer below, electric consumer unit all complete with light and power

Tenure
Freehold.

Council Tax
Band 'E' - £..... (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 6NP

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.

