

Stockton Heath



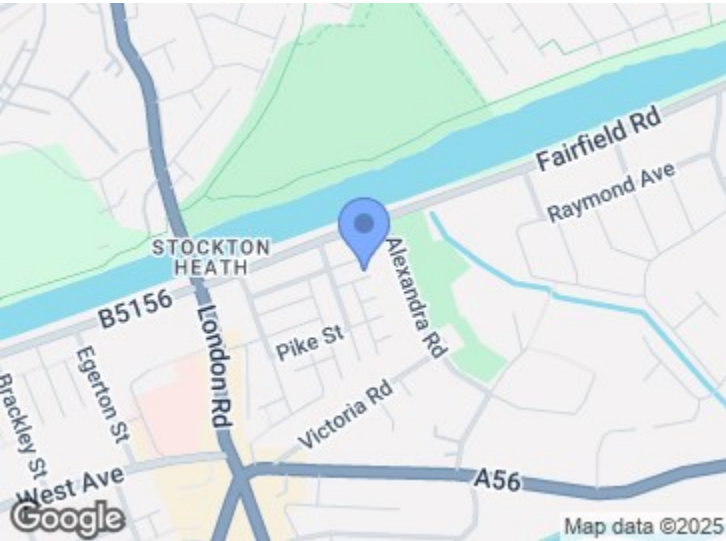
CENTRAL VILLAGE & Cul-De-Sac Location | SOLID FUEL BURNING STOVE | TRADITIONAL LAYOUT & PERIOD FEATURES | TWO SEPARATE RECEPTION ROOMS | FITTED KITCHEN & APPLIANCES | FOUR PIECE Bathroom Suite. Situated in a vibrant community, this property is within easy reach of local amenities, comprising an entrance vestibule, hallway, lounge, dining room, kitchen, two double bedrooms and a bathroom. Walled rear garden and a terrace style garden.

£280,000

Tel: 01925 600 200

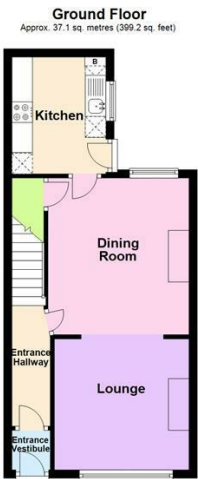
Location

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 are 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			
		65	88

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. 74.2 sq. metres (798.3 sq. feet)



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Stockton Heath Gibson Street



Set within our village location, this garden fronted mid terrace property occupies a cul-de-sac position featuring period features including ceiling corbels, stripped doors, coving and ceiling roses. In addition, there is an eye catching solid fuel burning stove which adds to the overall look as well as being an excellent heat source.

Situated on one of the respected streets within walking distance of the centre and presented in a traditional layout with a two storey outrigger. The accommodation includes an entrance vestibule which in turn leads into the hallway, lounge with a solid fuel burning stove, dining room with useful understairs storage and a fitted kitchen complete with appliances. The first floor comprises the principal bedroom located to the front, second bedroom with fitted wardrobes and a four piece bathroom suite. Externally, there is an enclosed rear walled garden with access to the service road and a terrace style front garden.

Accommodation

Ground Floor

Entrance Vestibule

3'1" x 3'0" (0.96m x 0.93m)

Accessed through a PVC door with a frosted, leaded double glazed panel above and an original style timber door with glazed panels leading to the:

Entrance Hallway

11'2" x 3'0" (3.42m x 0.93m)

Characterful reception with ceiling corbels and coving, staircase to the first floor, laminate flooring and a central heating radiator.

Lounge

10'9" x 10'7" (3.30m x 3.25m)

Centre piece feature solid fuel burning stove with a stone hearth, in addition to a ceiling rose and ceiling coving. Wood grain effect laminate flooring, two wall light points, PVC double glazed window to the front elevation, central heating radiator, meter cupboard housing the electric consumer unit, gas and electric meters.

Dining Room

12'5" x 11'2" (3.80m x 3.42m)

Again with features including a ceiling rose and coving, useful understairs storage cupboard with lighting and shelving, laminate flooring, PVC double glazed window to the rear elevation and a double central heating radiator.



Bathroom

9'2" x 7'4" (2.80m x 2.24m)

Generously proportioned room comprising a four piece suite including a tiled bath set under the PVC frosted double glazed window to the rear elevation with an adjacent tiled surface, tiled cubicle with a thermostatic shower and retractable head, pedestal wash hand basin with a chrome mixer tap and splash back tiling complete with a low level WC. Wood grain effect vinyl flooring, chrome ladder heated towel rail, loft access and an extractor fan.



Outside

The rear walled courtyard garden is themed with low maintenance in mind. From the back door, there is a gravelled garden with an inset path set adjacent to a timber shed and water garden housing a pond and plants. To the rear of the garden, there is a slightly raised patio area ideal for the hardstanding of gardens furniture and a courtesy gate providing access to the service road. External lighting and a water tap. The front has a terrace style garden with plants and shrubs set behind a small brick wall as well as a path leading to the front.

Tenure

Freehold.

Council Tax

Band 'B' - £1,702.39 (2024/2025)

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.

Local Authority

Warrington Borough Council.

Postcode

WA4 2UQ

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.

Kitchen

9'3" x 7'5" (2.83m x 2.28m)

Fitted with a range of matching base, drawer and eye level units with integrated appliances including a four ring gas hob with an illuminated chimney extractor above, oven & grill, fridge/freezer and space for both a slimline dishwasher and a washing machine. Stainless steel single sink drainer unit with mixer tap set in a wood grain effect roll edge work surface, 'Terracotta' tiled flooring, spotlights and a wall mounted 'Alpha E-Tec28' boiler. PVC double glazed window to the side elevation and a PVC double glazed door opening onto the rear courtyard.

First Floor

Landing

12'4" x 4'8" (3.78m x 1.44m)

Bedroom One

14'4" x 10'10" (4.37m x 3.31m)

Ceiling coving, two PVC double glazed windows to the front elevation and a central heating radiator.

Bedroom Two

12'4" x 9'3" (3.78m x 2.83m)

Two double wardrobes set either side of the chimney breast providing hanging and shelving space, PVC double glazed window to the rear elevation and a central heating radiator.