

Stockton Pointe



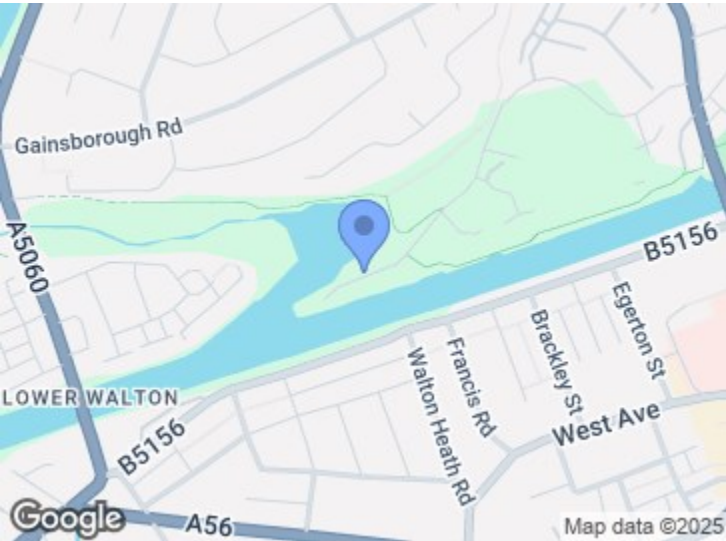
WATERSIDE SETTING backing onto 'WALTON LOCKS' | PROFESSIONALLY LANDSCAPED GARDEN | OPEN-PLAN DINING KITCHEN & FAMILY ROOM | SEPARATE LOUNGE with PANORAMIC VIEWS & JULIET BALCONY | UPGRADED FIXTURES & FITTINGS. A beautifully appointed three storey townhouse situated in a most idyllic setting with versatile accommodation including a welcoming reception, cloakroom & WC., open plan dining kitchen and family room, lounge with 'French' doors opening onto a 'Juliet' balcony, main bedroom with an en-suite whilst to the second floor there is an airing cupboard, three bedrooms and a bathroom.

£425,000

Tel: 01925 600 200

Location

As the road name suggests, this beautifully appointed townhouse occupies a superb waterside setting within walking distance of Stockton Heath village and it's excellent range of amenities that it has to offer. In many senses it is much closer than other properties located within the traditional confines of the village perimeters and has the huge advantage of a picturesque outlook over 'Walton Locks'. The property forms part of Stockton Pointe, an imaginative flagship development by 'Jones Homes' completed to an inspired architectural design and attractive specification, contributing impressive homes in a first-class environment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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	

Stockton Pointe Waters Edge



Having been in our client's ownership since new and benefitting from the 'Extras' available from 'Jones Homes' including but not limited to granite work surfaces, tile selection and 'Karndean' flooring. In more recent times the garden has been professionally landscaped with a strong 'Alfresco' theme combined with relaxation and calmness. Particular attractions are the well proportioned accommodation with living space on both the ground and first floors, open plan theme to the ground floor and the rear waterside aspect overlooking 'Walton Locks' all of which will impress genuine interested parties.

The beautifully appointed accommodation is accessed from a composite front door into a welcoming reception hallway with 'Karndean' flooring and a staircase ascending to the first floor with useful storage. Further accommodation to the ground floor includes a cloakroom with a two piece suite and an eye catching open-plan dining kitchen and family room complete with a comprehensive range of high gloss units, integrated appliances, 'Karndean' flooring and 'French' doors opening out onto the landscaped garden. The first floor includes the lounge again with 'French' doors opening onto a 'Juliet' balcony, main bedroom and an en-suite shower room whilst to the second floor there is a landing with an airing cupboard, three further bedrooms and a four piece bathroom suite.

Accommodation

Ground Floor

Entrance Hallway

14'3" x 7'11" (4.36m x 2.43m)

Accessed through a composite front door with two decorative stained glass double glazed panels into this welcoming reception featuring 'Karndean' flooring, inset lighting, turning staircase to the first floor with a useful illuminated storage cupboard below and a central heating radiator.

Cloakroom & WC.

6'2" x 2'10" (1.88m x 0.88m)

White two piece suite including a low level WC. with a 'push-button' flush and a pedestal wash hand basin with a tile splashback and a chrome mixer tap. 'Karndean' flooring, wall mounted mirrored cabinet, central heating radiator and an extractor fan.

Family Room & Dining Room

17'2" x 9'0" (5.24m x 2.76m)

A fantastic open plan space located at the rear with PVC double glazed 'French' doors opening out onto the garden with matching adjacent panels, 'Karndean' flooring and two central heating radiators.

Dining Kitchen

14'7" x 10'0" (4.45m x 3.07m)

Continuing with the open plan theme, the dining kitchen features a range of matching base, drawer and eye level units finished in a high gloss white with concealed lighting. In addition, there are integrated appliances including a four ring gas hob with an illuminated chimney extractor above and granite splashback, double oven and grill and a freezer. One and a half bowl stainless steel single sink drainer unit set in a granite work surface, wall mounted 'Glow Worm Ultracom 24hxi' boiler encased in a wall unit, 'Karndean' flooring, inset lighting and a PVC double glazed window to the front elevation with shutters.

First Floor

Landing

8'7" x 7'10" (2.63m x 2.39m)

Turning staircase to the second floor and a central heating radiator.

Lounge

21'5" x 12'5" max (6.55m x 3.80m max)

Located at the rear with stunning views from the PVC double glazed 'French' doors which feature matching adjacent panels and a 'Juliet' balcony. Two central heating radiators.



Bedroom One

15'2" x 10'9" (4.64m x 3.30m)

PVC double glazed window to the front elevation and a central heating radiator.

En-Suite Shower Room

6'0" x 5'10" (1.85m x 1.79m)

Modern suite including a cubicle with feature tiling and a thermostatic shower, pedestal wash hand basin with a chrome mixer tap and a low level WC. with a push-button flush. White 'Porcelenosa' tiled walls to dado height with contrasting grey 'Porcelenosa' tiled flooring, inset lighting, PVC frosted double glazed window to the front elevation, central heating radiator and an extractor fan.

Second Floor

Landing

9'8" x 7'7" (2.95m x 2.33m)

Airing cupboard housing the unvented cylinder.

Bedroom Two

13'1" x 11'3" (4.00m x 3.44m)

PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Three

11'3" x 10'2" (3.45m x 3.10m)

PVC double glazed window to the front elevation with integrated blackout shutters, loft access and a central heating radiator.

Bedroom Four

9'11" x 9'1" (3.03m x 2.78m)

PVC double glazed window to the rear elevation with integrated blackout shutters and a central heating radiator.

Bathroom

9'10" x 6'1" (3.02m x 1.87m)

Four piece suite including an oversized cubicle with feature tiling and a thermostatic double shower, panelled bath, pedestal wash hand basin and a low level WC. with a push-button flush. White 'Porcelenosa' tiled walls to dado height with contrasting grey 'Porcelenosa' tiled flooring, inset lighting, PVC frosted double glazed window to the front elevation and a white ladder style heated towel rail.

Outside

Professionally landscaped two tier rear garden boasting waterside views backing onto 'Walton Locks'. This tranquil setting known locally as 'Walton Locks' is regarded as an 'Area of Historical Interest' featuring an abundance of wildlife. Accessed from both the family room internally and ginnel externally, the raised area includes a porcelain tiled patio area ideal for the hardstanding of garden furniture and 'Alfresco' dining. Black limestone steps set adjacent to a rockery garden with a comprehensive range of perennials and evergreens take you to a further porcelain tiled area with wrought iron railings for a more relaxed aura. Bin store, custom made shed and a gate providing access along the side of the house.

Tenure

Freehold.

Council Tax

Band 'E' - £2,606.05

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 6BQ

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.

