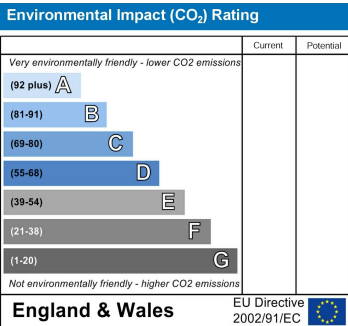
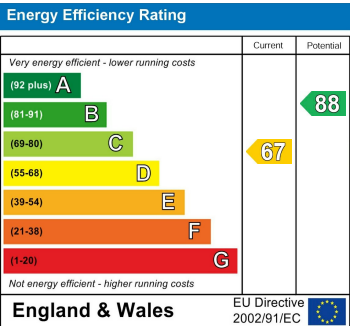
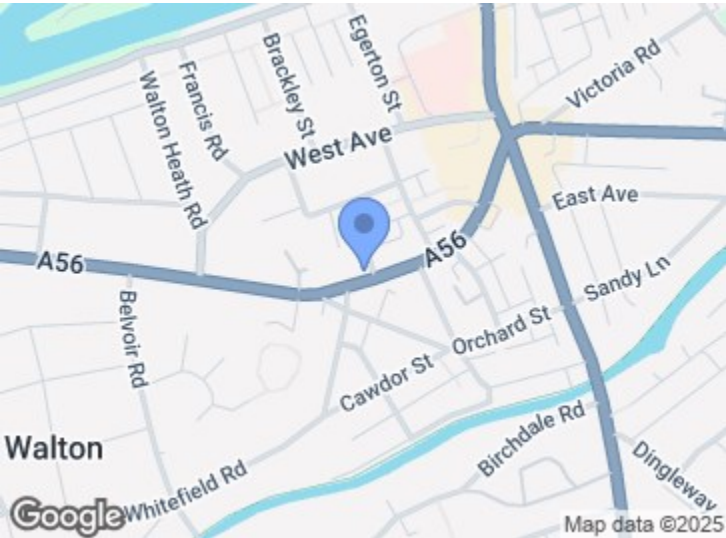
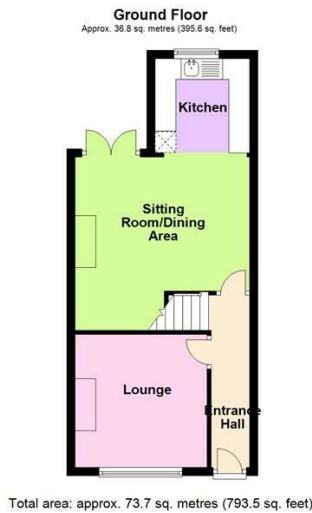


Stockton Heath

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.



Sought After VILLAGE LOCATION | OPEN PLAN Kitchen & Sitting/Dining Room | Two Separate RECEPTION Rooms | En-Suite to BOTH Bedrooms. Set within one of the more preferred roads in the village, this end terraces comprises an entrance hallway, lounge, sitting room / dining area, fitted kitchen and two bedrooms both with en-suites. Externally, there are courtyards to both the front and rear elevations.

Stockton Heath

Hawthorne Road



Accommodation

Occupying a central and convenient location, this end terrace is situated on one of the most popular roads within the village comprising an entrance hallway accessed through a PVC double glazed front door, lounge with a decorative recessed chimney breast, sitting room / dining area with 'French' doors opening out onto the rear courtyard, fitted kitchen, master bedroom with an en-suite bathroom, further bedroom again with an en-suite. Externally, there is an enclosed, fenced, flagged courtyard to the rear with a brick outhouse, lighting and a rear courtesy gate to the rear. The front includes an enclosed brick terrace garden with stone flagging.

Ground Floor

Entrance Hallway

13'7 x 3'0 (4.14m x 0.91m)

Accessed through PVC frosted double glazed front door with a matching panel above, laminate flooring, ceiling coving, staircase to the first floor and a central heating radiator.

Lounge

10'6 x 10'5 (3.20m x 3.18m)

Decorative recessed chimney breast, PVC double glazed window to the front elevation, laminate flooring, ceiling coving, cupboard housing the gas meter, television point and a central heating radiator.

Sitting Room / Dining Area

13'8 x 13'7 (4.17m x 4.14m)

PVC double glazed 'French' doors opening out onto the rear garden, laminate flooring, inset lighting, under the stairs storage cupboard, television point, contemporary vertical central heating radiator and an opening to the:



Kitchen

7'6 (8'9) x 7'6 (2.29m (2.67m) x 2.29m)

Fitted with a range of matching base, drawer and eye level units including a 'pull-out' spice rack cupboard complimented with a stainless steel, single sink, drainer unit with mixer tap set in a granite style, heat resistant roll edge work surface with tile splashback. Integrated appliances including a four ring gas hob with an oven below and an illuminated chimney extractor above. Further space for free-standing counter height appliances, PVC double glazed window to the rear elevation and spot lights.

First Floor

Landing

9'4 x 2'6 (2.84m x 0.76m)

En-Suite Bathroom

7'6 x 7'5 (2.29m x 2.26m)

Tiled bath and a thermostatic shower with both 'Rain-shower' and 'Retractable' shower heads with screen, vanity wash hand basin with a chrome mixer tap and cupboard storage below complemented with a low level WC. Tiled flooring with contrasting tiled walls, grey ladder heated towel rail, cupboard housing the 'Main Eco Elite' wall mounted boiler and an extractor fan.

Bedroom One

13'10 x 11'1 (4.22m x 3.38m)

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

Bedroom Two

13'11 x 10'6 (4.24m x 3.20m)

PVC double glazed window to the front elevation, ceiling coving, loft access and a central heating radiator.

En-Suite Shower Room

6'7 x 4'1 (2.01m x 1.24m)

Tiled shower cubicle with a thermostatic shower, wash hand basin and a low level WC. Paart tiled walls to dado height, ceiling coving, electric towel rail and inset lighting

Outside

Externally, there is an enclosed, fenced, flagged courtyard to the rear with a brick outhouse, lighting and a rear courtesy gate to the rear. The front includes an enclosed brick terrace garden with stone flagging.

Tenure

Leasehold with a 999 year lease dated 31st December 1958 and a ground rent of £3

Council Tax

Band 'B' - £1,625

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 6JP

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.