

Stretton



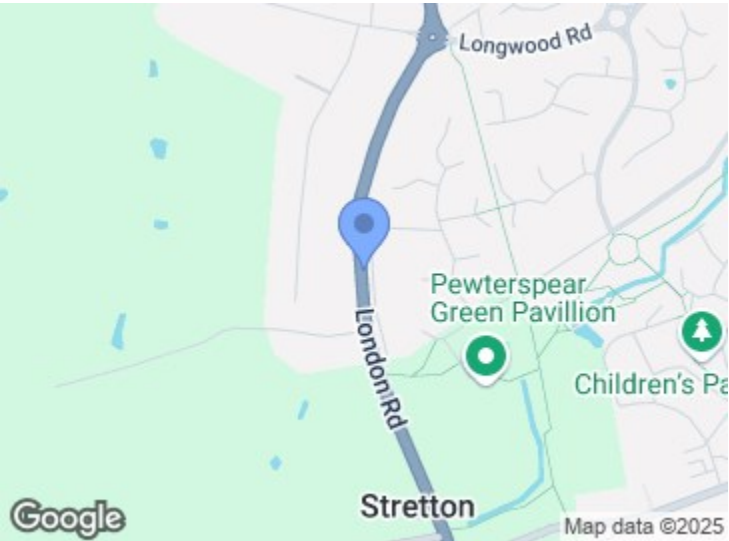
IMPRESSIVE Extended Semi | Striking OPEN-PLAN Theme | BI-FOLDING Doors & 'VELUX' Windows | Attractive 'K REND' Finish | TWO TONE Kitchen & Appliances | STONE Tiled Patio. Set back from the road, this much improved property has been transformed over recent years and now offers a welcoming entrance vestibule which transitions into the hall, WC, lounge, open-plan breakfast kitchen, dining area and family room whilst to the first floor there are three bedrooms and a four piece bathroom suite. Gardens, driveway and a garage.

£450,000

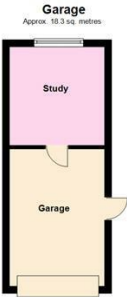
Tel: 01925 600 200

Location

Surrounded by Cheshire countryside, Stretton is a picturesque village located south of Warrington Town Centre. The name Stretton derives from the Old English term settlement on a Roman road as it sits around what was once a key route passing through the area to Wilderspool. In the past, the village was known as a prime agricultural area and is brimming with history; home to cottages, school houses and a parish church dating back to the 19th Century. Nowadays there is a sports pavilion, hotel and a selection of outstanding schools. Stretton also benefits from excellent transport links and a great range of amenities including a nursery, post office and a range of cosy pubs. Residents also have plenty of scenic walking routes on the doorstep.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Stretton London Road



Forming part of a select number of homes occupying a sought after position, being set back and accessed via a service road, this much improved and extended property has been the subject of a comprehensive itinerary of cosmetic improvements and building work including an eye catching rear extension creating an open-plan breakfast kitchen, dining area and family room, further 'K Rend' extension to the front and some landscaping.

Following the completion of the works, the property has been transformed both externally and internally with accommodation including a recently constructed entrance vestibule, hallway with slatted wall panelling, cloakroom & WC, bay fronted lounge with a feature fireplace and an open-plan breakfast kitchen, dining area and family room which has to be seen. The first floor includes three bedrooms and a four piece bathroom suite. Externally, there is a stone tiled patio accessed from the extension, driveway parking and a garage.

Accommodation

Ground Floor

Front Elevation

Eye-catching mosaic tiling, two wall light points and a 'Composite' frosted leaded double glazed door leading to the@

Entrance Vestibule

5'0" x 3'8" (1.53m x 1.12m)
'Cathedral' ceiling, tiled flooring, PVC double glazed window to the side elevation with shutters and a seamless transition to the:

Entrance Hallway

11'9" x 6'0" (3.59m x 1.84m)
Continuation of the tiled flooring, staircase to the first floor with slatted wall panels and 'LED' lighting, central heating radiator and again a seamless transition showcasing the extended open-plan breakfast kitchen, family room and dining area.

WC

6'1" x 2'10" (1.86m x 0.88m)
Two piece suite including a wash hand basin set on a wood effect circular surface with a traditional mixer tap complete with a low level WC. Panelled walls, tiled flooring, inset lighting and a PVC frosted double glazed window to the side elevation rounded off with storage cupboards housing the gas meter, electricity meter and the electric consumer unit.

Lounge

12'9" x 12'2" (3.90m x 3.71m)
Positioned to the front with a PVC double glazed bay window including shutters, in addition to a living flame coal effect gas fire with marble inset, matching raised hearth and a carved surround. Wall mounted speaker points, ceiling coving and a central heating radiator.

Breakfast Kitchen

18'6" x 11'7" (5.64m x 3.55m)
Beautifully appointed two tone kitchen featuring a range of base and drawer units finished in a matt blue complimented with eye and full height cupboards with concealed lighting finished in a contrasting pale grey. In addition, there is a centre island plus a breakfast bar with a varnished oak surface, deep drawer storage and a wine fridge. Furthermore, there are a range of integrated appliances including a five ring burner 'Rangemaster' cooker set into the chimney breast with an extractor hood and decorative splash back tiling. dishwasher and a fridge/freezer along with a 'Belfast' sink unit with 'Quooker' tap set into the varnished oak work surface. Space for a washing machine is considered within one of the full height cupboards with further adjacent storage providing a variety of uses. Tiled flooring, contemporary vertical central heating radiator, inset lighting, slatted wall panelling and a seamless transition to the:



Bathroom

7'6" x 7'1" (2.31m x 2.16m)
Contemporary four piece white suite including a 'slipper' bath with a chrome mixer tap and shower head as the principal feature, porcelain round basin set on a vanity unit with cupboard storage below, tiled cubicle with a 'Triton' thermostatic shower and a retractable head complete with a low level WC. Wood effect tiled flooring with contrasting white brick gloss wall tiles, chrome ladder heated towel rail, PVC frosted double glazed window to the rear elevation, loft access, extractor fan and a cupboard housing the 'Ideal Exclusive 2' wall mounted boiler.

Outside

The enclosed rear garden is predominantly laid to lawn, generous in size and benefits from a timber shed providing storage. Following the building work some landscaping was undertaken including the construction of a raised stone flagged illuminated patio set at the same level as the extension resulting in a direct correlation between inside and out via the bi-folding doors. The front offers a very well proportioned driveway providing parking for several cars and a well stocked raised flowerbed. The side is accessed through wrought iron gates which in turn leads to the garage.

Garage

(12'0" x 8'0") + (7'3" x 6'2") ((3.67m x 2.45m) + (2.23m x 1.89m))
The rendered garage has been subdivided into two sections with the primary part accessed by both a roller-shutter door from the front and a pedestrian courtesy door to the side. The primary area includes double ceramic'butler' sink with a chrome mixer tap, electric consumer unit, light, power and a door leading to the secondary section which offers a PVC double glazed window, a wall heater, light, power and four inch turbo block behind an 'MDF' wall.

Tenure

Leasehold with a Term of 975 Years dated 25th March 1960 and a ground rent of £5.

Council Tax

Band 'D' - £2,160.34 (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 5PH

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.



Family Room & Dining Area

15'2" x 11'11" (4.64m x 3.64m)
Continuation of the open plan theme featuring a cathedral ceiling with] four double glazed 'Velux' windows providing an abundance of natural light, in addition to the ever popular PVC double glazed bi-folding doors which transform rooms. Tiled flooring, two wall light points and two contemporary vertical central heating radiators.

First Floor

Landing

7'5" x 7'1" (2.28m x 2.18m)
Part boarded loft with ladder and lighting, ceiling coving and a PVC frosted double glazed window to the side elevation.

Bedroom One

12'9" x 11'3" (3.90m x 3.45m)
Positioned to the front with a PVC double glazed bay window including shutters, ceiling coving and a central heating radiator.

Bedroom Two

11'9" x 11'3" (3.59m x 3.44m)
Positioned to the rear with a PVC double glazed window including shutters, ceiling coving and a central heating radiator.

Bedroom Three

7'3" x 7'2" (2.21m x 2.19m)
Positioned to the front with a PVC double glazed window including shutters, ceiling coving and a central heating radiator.