

Stockton Heath



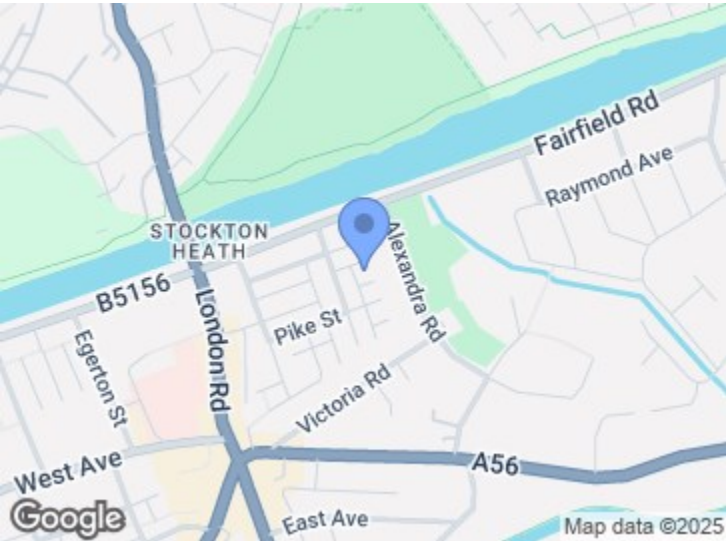
TASTEFULLY Presented GARDEN FRONTED Terrace | CAST IRON STOVE & Other PERIOD FEATURES | UPGRADED & REPLACED BATHROOM Suite | Replaced CARPETS & SHUTTERS | SUNNY WALLED Garden. This charming terraced property comprises an entrance hall, lounge with feature fireplace, separate dining room with 'French' doors, fitted kitchen, two double bedrooms and a fabulous four piece bathroom suite. Landscaped terrace gardens to front and rear.

£295,000

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			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		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(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	



Total area: approx. 73.0 sq. metres (785.4 sq. feet)



www.cowdelclarke.com

Stockton Heath Gibson Street



Benefitting from a central village location, this tastefully presented home also enjoys a no-through road position resulting in only guests and residents in situ. As expected, the house includes characterful features including ceiling corbels, coving and a period reflective stove with a living flame gas fire to the lounge. During our client's tenure, the house has been subject to an ongoing programme of improvements and maintenance including but not limited to an upgraded replacement bathroom, replacement carpets, 'composite' front door, shutters and a landscaped courtyard.

Being within walking distance of the village, this garden fronted terrace property boasts accommodation including an entrance hallway accessed through a 'composite' front door, lounge with a feature stove set within a charming fireplace, separate dining room with 'French' doors leading out on to the rear courtyard, fitted kitchen with appliances, two double bedrooms both with shutters and a fabulous four piece bathroom suite with a double ended bath. To the rear, there is a walled garden, low maintenance in design benefitting from a sunny aspect.

Accommodation

Ground Floor

Entrance Hallway

14'9" x 2'11" (4.52m x 0.89m)

Accessed through a 'Composite' front door with three opaque double glazed panels, wood grain effect laminate flooring, ceiling corbels, staircase to the first floor, ceiling coving coving and a central heating radiator.

Lounge

11'1" x 10'3" (3.40m x 3.14m)

Period reflective cast iron stove with a living flame gas fire, tiled hearth and a carved surround, continuation of the wood grain effect laminate flooring, inset lighting, ceiling coving, base level cupboard housing the electric consumer unit, electricity meter and the gas meter, PVC double glazed window to the front elevation and a central heating radiator.

Dining Room

12'2" x 10'6" (3.72m x 3.22m)

PVC double glazed 'French' doors opening out onto the rear courtyard, continuation of the wood grain laminate flooring, inset lighting, ceiling coving and a central heating radiator.



Kitchen

12'8" x 7'4" (3.88m x 2.26m)

'Shaker' style kitchen fitted with a range of matching base, drawer and eye level units, in addition to integrated appliances including a four ring gas hob with both an aluminium splashback and an illuminated extractor complete with an over and grill. Porcelain sink unit with a chrome mixer tap set in a wood effect work surface with a white brick tile splashback, spaces for further freestanding appliances, under the stairs cupboard and a PVC double glazed window to the side elevation.

First Floor

Landing

12'2" x 4'7" (3.72m x 1.40m)

Access to the part-boarded loft via a drop-down ladder.

Bedroom One

13'8" x 11'2" (4.19m x 3.42m)

Two PVC double glazed windows to the front elevation with shutters, inset lighting and a central heating radiator.

Bedroom Two

12'2" x 8'8" (3.72m x 2.65m)

PVC double glazed window to the rear elevation with shutters, inset lighting and a central heating radiator.

Bathroom

9'3" x 7'2" (2.83m x 2.19m)

Recently refitted resulting in a significant upgrade comprising a stylish four piece suite including a double ended bath with a freestanding mixer tap and shower head, tiled cubicle with a thermostatic shower and both rain-shower and retractable heads, vanity wash hand basin with a chrome mixer tap, drawer storage below and a mirrored cabinet above, all complete with a low level WC. Tiled walls with matching tiled flooring, chrome ladder heated towel rail, cupboard housing the 'Glow worm ultimate 30'C' wall mounted boiler, PVC frosted double glazed window to the side elevation with shutters, inset lighting and an extractor fan.

Outside

The rear boasts a sunny walled garden featuring a southerly aspect, decking ideal for the hardstanding of garden furniture and a gravelled area for ease of maintenance. Two brick outhouses, gate to the rear service road, lighting and a cold water tap. The front includes a stone flagged garden set behind a dwarf brick wall.

Tenure

Leasehold, Dated 4th January 1966 with a Term of 999 years (less 10 days) from 21 November 1904 and a nominal ground rent.

Council Tax

Band 'B' - £1,789.91 (2025/2026)

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.

