

Stockton Heath



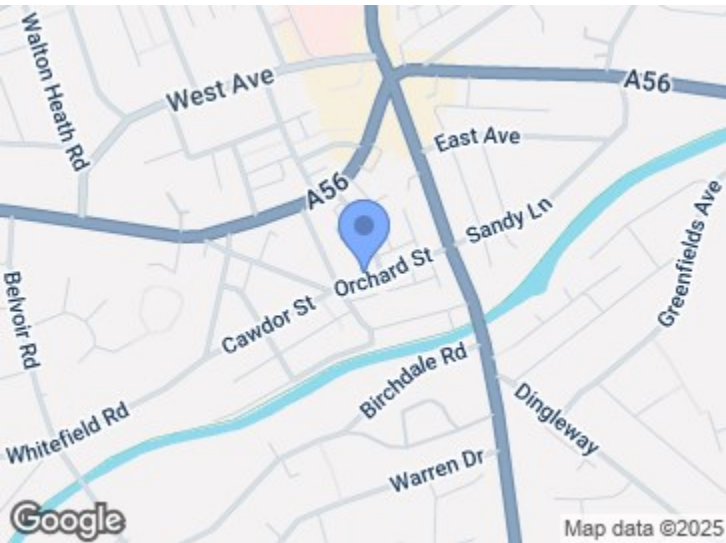
VILLAGE LOCATION | REPLACED & UPGRADED KITCHEN with APPLIANCES | MODERN Bathroom Suite | JUST REDECORATED | TWO SPACIOUS Reception Rooms | TWO DOUBLE Bedrooms. This charming home of character comprises an entrance hallway, lounge, separate dining room, beautifully appointed kitchen, two bedrooms and a generous bathroom. Enclosed rear courtyard.

£285,000

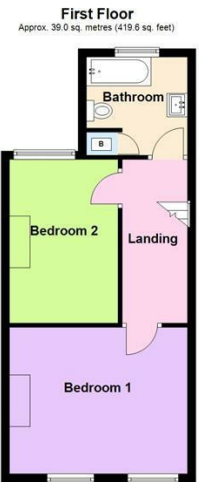
Tel: 01925 600 200

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			(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	



Stockton Heath Orchard Street



Set within walking distance of the village, this mid terrace property has undergone a comprehensive programme of improvements both recently and over the last few years including but not limited to a replacement 'shaker' style kitchen complete with appliances, 'composite' front door, bathroom suite, carpet cleaning and re-decoration.

This charming home of character including ceiling corbels, coving, roses and flooring in a 'herringbone' design boasts accommodation including an entrance hallway with staircase to the first floor, lounge with a recessed chimney breast, dining room with a door to the courtyard and a useful understairs storage, fitted kitchen in pale grey with appliances, two double bedrooms and a white bathroom suite. Rear enclosed courtyard.

Accommodation

Ground Floor

Entrance Hallway

14'5" x 3'1" (4.40m x 0.95m)

Accessed through a 'composite' front door with a half moon frosted double glazed panel into this charming reception with engineered flooring in a 'herringbone' design, ceiling coving and ceiling corbels. Inset lighting, staircase to the first floor and a central heating radiator.

Lounge

11'7" x 10'9" (3.55m x 3.28m)

Again with character and period features including a recessed chimney breast, picture rail, ceiling coving and ceiling rose. PVC double glazed window to the front elevation and a base level cupboard housing both the gas and electricity meters, in addition to the electric consumer unit all complete with an archway to the:

Dining Room

12'9" x 11'3" (3.89m x 3.43m)

Again with features including a picture rail, ceiling coving and a ceiling rose. PVC double glazed door opening out onto the rear courtyard with an adjacent panel, central heating radiator and an under the stairs cupboard with light and power.



Bedroom Two

12'10" x 8'9" (3.92m x 2.69m)

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

Bathroom

8'0" x 7'9" (2.46m x 2.37m)

Modern, white suite including a panelled bath with shower above and screen, low level WC, and a wash hand basin with a chrome mixer tap set into a vanity unit with drawer storage below. Tiled flooring, inset lighting, chrome ladder heated towel rail, cupboard housing the wall mounted 'Baxi Boiler 800', PVC frosted double glazed window to the rear elevation, loft access and an extractor fan.



Outside

Enclosed rear stone flagged courtyard with wooden baton panelling.

Tenure

Freehold.

Council Tax

Band 'B' £1,789.91 (2025/2026)

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 6LH

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

8'0" x 7'9" (2.46m x 2.38m)

A recent addition, this 'shaker' style kitchen comprises a range of matching base, drawer and eye level units finished in a pale grey colour complimented by integrated appliances including a four ring electric hob with an illuminated chimney extractor above, oven and grill, dishwasher, fridge/freezer and a washing machine. Stainless steel single sink drainer unit and mixer tap set in a granite style work surface with white brick tile splashback. Engineered flooring in a 'herringbone' design, inset lighting and a PVC double glazed window to the rear elevation.

First Floor

Landing

12'10" x 5'2" (3.92m x 1.59m)

Inset lighting and loft access.

Bedroom One

14'5" x 11'8" (4.40m x 3.56m)

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