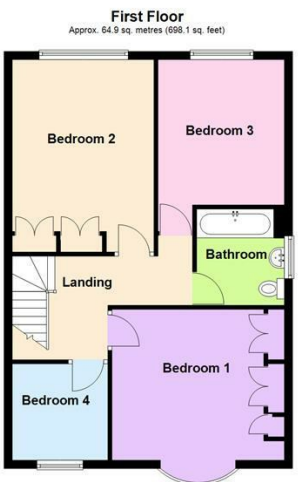


Stockton Heath



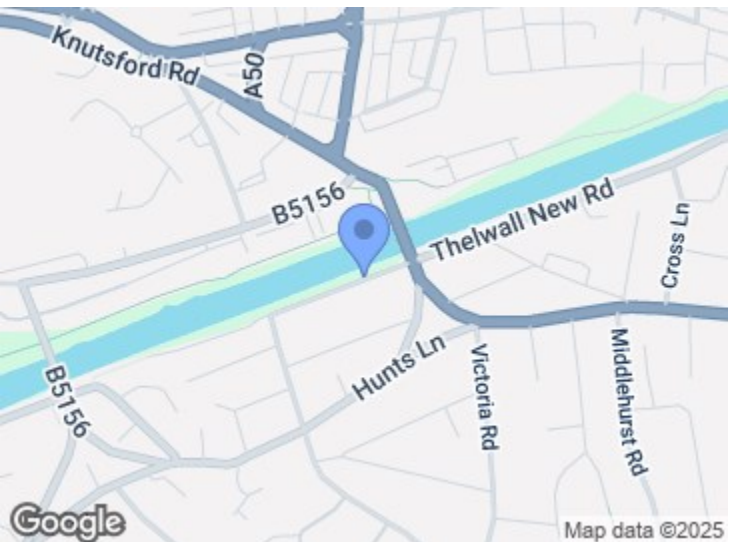
Total area: approx. 129.7 sq. metres (1396.2 sq. feet)



Location

Stockton Heath and Grappenhall are semi-rural villages in Warrington Cheshire, within commuting distance to the Lymm junctions of the M6 & M56 motorways. Grappenhall borders the villages of Thelwall and Stockton Heath of which both have a selection of shops, The village is also sited between the 'Ship Canal' and the 'Bridgewater Canal' including attractive parkland, canals, streams and the 'Trans Pennine Trail' which all provide scenic walking, cycling and running routes. There is also a selection of cosy pubs in the village, perfect for post-walk entertainment.

Along with the church, Grappenhall village contains two pubs, the Parr Arms and the Ram's Head, and St Wilfrid's Primary School. Bradshaw Community Primary School is located north of the village centre both of which are assessed favourably.



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

CHARMING EDWARDIAN Home | Full of PERIOD FEATURES | SCENIC Views over the 'SHIP CANAL' | 'FIRED EARTH' Kitchen | FOUR Generous Bedrooms | SOUTHERLY Facing Gardens with OUTBUILDING. This bay fronted traditional property offers accommodation comprising an entrance porch with 'Minton' tile flooring, larger than expected reception hall with decorative tiling, lounge with cast iron fireplace, family room with a solid fuel burning stove, 'Fired Earth' dining kitchen, four bedrooms and a bathroom. Gardens, parking and outbuildings.



www.cowdelclarke.com

£535,000

Tel: 01925 600 200

Stockton Heath Greenbank Road



Nestled on the charming Greenbank Road in the desirable area of Stockton Heath with scenic views of the 'Ship Canal' this delightful 'Edwardian' semi-detached house, offers a perfect blend of character detailed by a variety of period reflective features and modern living. With four spacious bedrooms, this property is ideal for families seeking a comfortable and inviting home.

Upon entering, you are greeted by two well-proportioned reception rooms, providing ample space for relaxation and entertaining, fireplaces as their central features and large windows. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant family space. The layout of the home promotes a warm and welcoming atmosphere, making it perfect for both quiet evenings and lively gatherings.

The property features a 'Fired Earth' kitchen, which refers to a kitchen space styled with products from the interior design brand, 'Fired Earth'. Particularly their collection is centred around handcrafted fixtures emphasising a rustic, French country, or artisanal aesthetics.

Outside, there is driveway parking as well as street parking for guests, south facing gardens with an artificial lawn and patio areas perfect for outdoor relaxation and entertaining, complete with outbuildings including a laundry room, store and useful WC.

Accommodation

Ground Floor

Entrance Porch

4'2" x 3'8" (1.29m x 1.13m)

Recessed entrance with 'Minton' style tile flooring, panelled ceiling with courtesy lighting and an original style stained glass, leaded glazed front door leading to the:

Entrance Hallway

12'11" x 11'2" (3.95m x 3.41m)

A typically, characterful reception with 'Quarry' tiled flooring and a decorative border combined with a ceiling rose, ceiling coving, dado rail and deep skirting boards. Turning staircase to the first floor with a polished wooded balustrade, painted spindles and a storage cupboard again with tiling housing the gas meter. Double central heating radiator and a feature arch to the:

Cloakroom

3'0" x 2'9" (0.93m x 0.86m)

Stained glass, frosted, leaded glazed window to the front elevation, dado rail, deep skirting boards, electricity meter and the electric consumer unit.

Lounge

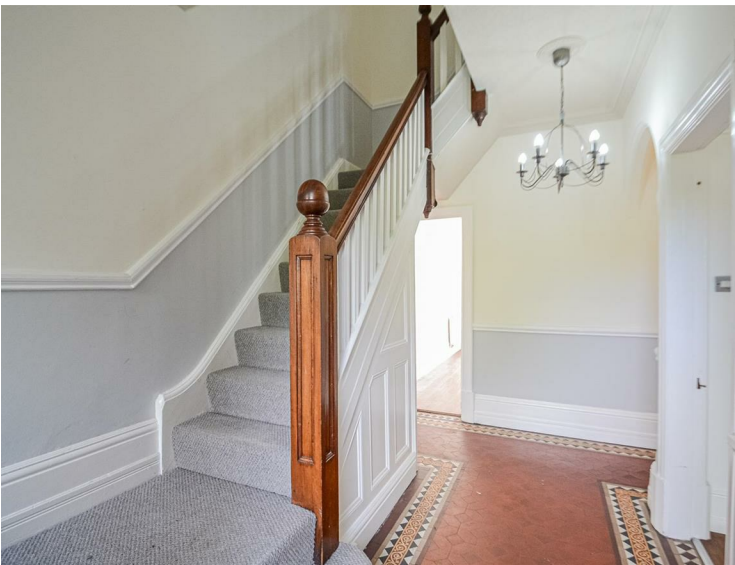
15'0" x 13'9" (4.58m x 4.20m)

A striking cast iron fireplace with open fire, decorative tile inset, raised marble hearth and a period reflective surround complimented by a substantial double glazed bow window with stained glass leaded lights affording an abundance of natural light. 'Luxury Vinyl Tile' (LVT) flooring, two wall light points, ceiling coving, picture rail and deep skirting boards. Two central heating radiators and an opening to the:

Dining Kitchen

19'5" x 10'1" (5.94m x 3.09m)

Boasting a 'Fired Earth' kitchen which is a style of kitchen that utilises tiles and other products from their range. The brand is known for its handmade artisan look including in this case a traditional design with kitchen cabinets, sinks, and other fixtures including basket drawer storage, all designed to complement the charm. In addition, there is a 'Rayburn' cooker featuring twin hotplates, ovens and back boiler set into the chimney breast with an illuminated extractor above. Spaces for further freestanding appliances, 'Luxury Vinyl Tiling' (LVT) flooring, inset lighting, double glazed door to the rear elevation and double glazed windows to the side and rear elevations.



Bathroom

7'6" x 6'11" (2.30m x 2.13m)

White suite including a tiled bath with a chrome mixer tap and a thermostatic shower above, pedestal wash hand basin with a chrome mixer tap and a low level WC. Mirrored cabinet complemented with glazed display shelving, tiled walls with matching tiled flooring, inset lighting, chrome ladder heated towel rail and a frosted double glazed window to the side elevation.

Outside

The southerly facing rear garden has low maintenance at heart, predominantly featuring an artificial lawn, in addition to a generous stone flagged patio situated from the back of the house. Furthermore, there is a covered seating area located to the rear of the outbuildings, all complete with well stocked borders, cold water tap and lighting. The front is accessed via a tarmac driveway with brick pillar set adjacent to a lawned garden with maturing plants and bushes set behind a dwarf brick wall. The side sees the driveway narrow into a generous path leading to the gate opening onto the rear garden.

Outbuildings

Laundry Room

10'0" x 6'9" (3.06m x 2.08m)

Original solid fuel stove, cold water tap and feed, window to the side elevation, power and lighting.

Outhouse & Coal Store

6'2" (9'3") x 6'9" (1.90m (2.82m) x 2.08m)

Lighting.

WC.

4'11" x 2'9" (1.51m x 0.85m)

'Quarry' tiled flooring, low level WC. and lighting.

Tenure

Freehold.

Council Tax

Band 'E' - £2,812.72 (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 2DW

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.



Family Room

15'4" x 11'3" (4.68m x 3.44m)

Again the central feature to this room is the solid fuel burning stove mounted onto a stone hearth with a most unusual timber surround, in addition, period features are again evident including ceiling coving, picture rail and deep skirting boards. Double glazed window to the rear elevation with stained glass, leaded lights and a central heating radiator.

First Floor

Landing

14'6" max x 8'2" max (4.44m max x 2.49m max)

Decorative arch built into the ceiling, ceiling coving, dado rail and loft access housing the water tank.

Bedroom One

14'11" x 13'9" (4.55m x 4.20m)

Range of fitted wardrobes providing hanging and drawer space with further cupboard storage above, double glazed bow window to the front elevation with stained glass leaded lights again affording an abundance of natural light, picture rail and a central heating radiator.

Bedroom Two

15'4" x 11'3" (4.68m x 3.45m)

Range of fitted wardrobes providing hanging and shelving storage with further cupboard space above and a cast iron fireplace with matching mantle and a decorative tile hearth. Picture rail, double glazed window to the rear elevation and a central heating radiator.

Bedroom Three

13'8" max x 10'2" (4.17m max x 3.10m)

Cast iron fireplace with a matching mantle and a decorative tile hearth, wood grain effect engineered flooring, inset lighting, picture rail, double glazed window to the rear elevation and a double central heating radiator.

Bedroom Four

7'8" x 7'8" (2.36m x 2.34m)

Picture rail, double glazed window to the front elevation and a central heating radiator.