

Stockton Heath



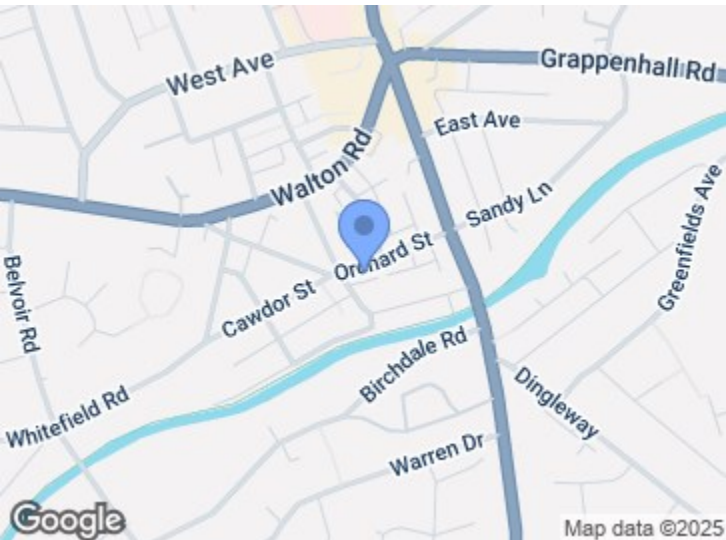
UPDATED PROPERTY WITH FRESH CARPETS, PAINT, ADDITIONAL PERIOD FEATURES & LIGHT FIXTURES I SOUTH FACING WITH OFF ROAD PARKING I CENTRAL STOCKTON HEATH I DOUBLE GLAZING I TWO DOUBLE BEDROOMS. This charming mid-terrace hosts a range of original features but with new paint and fresh carpets to compliment the character. Comprising, briefly, entrance hallway, dining room, lounge and kitchen. To the first floor, two double bedrooms and bathroom. To the rear you will find off-road parking with a southerly aspect.

£1,200 Per Month

Tel: 01925 600 200

Location

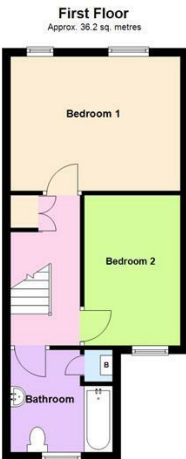
Situated south of Warrington town centre and the Manchester Ship Canal, this hugely popular village is surrounded by picturesque countryside. Located on what was once a Roman settlement, Stockton Heath has since been home to many notable residents, including film legend George Formby. Boasting an impressive 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	



Total area: approx. 73.8 sq. metres



Stockton Heath

Orchard Street



Accommodation

Entrance Hallway

13'11" x 3'3" (4.26m x 1.01m)

Engineered flooring leads to traditional features, including original corbels, deep skirting boards and original doorframes. Central heating radiator, wall light and access to:

Lounge

13'3" x 10'0" (4.05m x 3.05m)

Feature PVC Double glazed bay window, new carpeted flooring, traditional skirting boards, ceiling coving with complimentary ceiling rose, ceiling light, feature chimney breast housing a feature fire with marble surround, ceiling light, television and telephone point.



Dining Room

12'1" x 10'7" (3.7m x 3.25m)

Continued engineered flooring, chimney breast, gas central heating radiator, ceiling light with ceiling rose and PVC Double glazed window to the rear elevation.

Kitchen

8'3" x 8'2" (2.53m x 2.51m)

Wood affect vinyl flooring leads to a range of eye, drawer and base level units, complimented with tiled splashbacks and roll top marble effect work surfaces, stainless sink with drainer and chrome mixer tap, 'Zanussi' oven with four ring gas hob above, Chrome 'Chimney' underlit extractor, wine shelving, PVC Frosted door to the side elevation and PVC Double glazed window to the rear elevation, further complimented with gas central heating radiator.

Further understairs storage houses electric and gas metres, whilst providing storage space.

First Floor

Landing

12'2" x 4'11" (3.72m x 1.52m)

Traditional storage cupboard, new carpeted flooring and ceiling lights.



Bedroom One

12'9" x 10'10" (3.9m x 3.32m)

Continued new carpeted flooring, twin PVC Double glazed windows to the front elevation, gas central heating radiator, chimney breast, ceiling light and ceiling coving.

Bedroom Two

12'3" x 8'7" (3.74m x 2.62m)

New and continued carpeted flooring, PVC Window to the rear elevation, gas central heating radiator, chimney breast and ceiling light.

Bathroom

8'3" x 8'2" (2.52m x 2.51m)

Minton affect flooring leads to a modern white three piece suite comprising panelled bath with glass screening and chrome shower attachments, pedestal hand wash basin and low-level WC. Chrome ladder style radiator, extractor fan and boiler cupboard housing a 'Baxi' 600 Combi boiler.



Outside

The front elevation features a traditional dwarf brick wall with sandstone coping, feature border with flagged walkway leads to the front door.

The low maintenance rear garden enjoys a southerly aspect and offers off road parking. Borders comprise traditional brick walls with coping, low level border to the side elevation and a slate garden in the main.

Council Tax

Tax Band 'B' - £1,789.91 as of 2025/26

Local Authority

Warrington Borough Council

Postcode

WA4 6LH

Viewing

Strictly by prior appointment with Cowdel Clarke on 01925 600200. 'Video Tours' can be viewed online or by request over the phone.