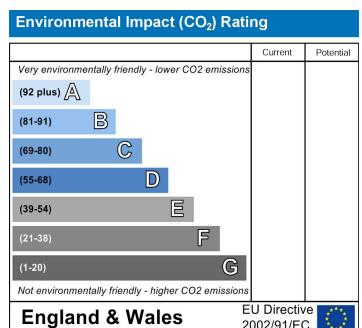
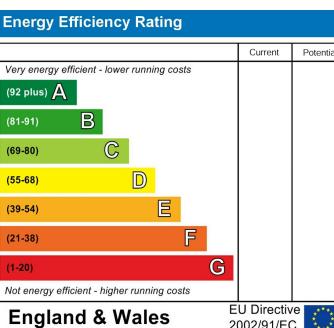
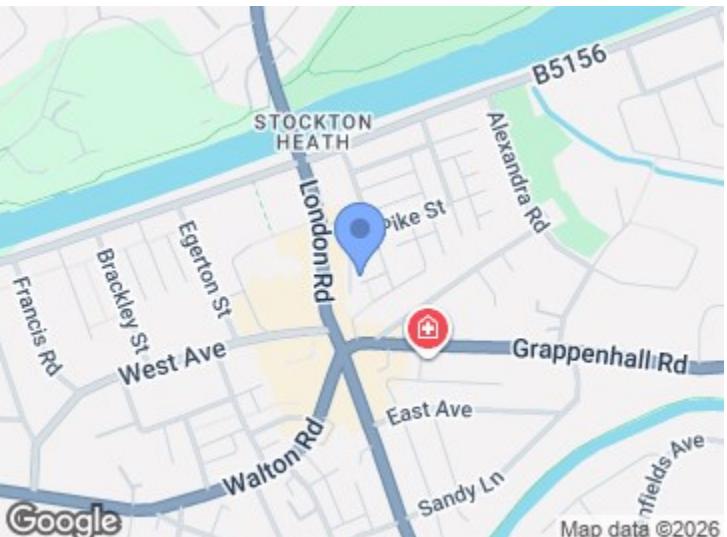



**First Floor**  
 Approx. 39.6 sq. metres (426.2 sq. feet)

**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.


[www.cowdelclarke.com](http://www.cowdelclarke.com)

# Stockton Heath



**GARDEN FRONTED** Terrace | **CENTRAL VILLAGE** Location | **REPLACEMENT KITCHEN** with APPLIANCES | **NEW CONTEMPORARY** Bathroom Suite. TWO Reception Rooms. Set within walking distance of local vicinities, this fashionable home comprises a recessed entrance porch, lounge with feature fireplace, dining room with 'French' doors, newly fitted kitchen, two double bedrooms and a recently fitted contemporary bathroom.. Rear enclosed courtyard with brick outhouse.

**Offers In Excess Of £300,000**

**Tel: 01925 600 200**

# Stockton Heath Grice Street



Occupying a central village location, this garden fronted terraced property has been improved over recent years including a replacement kitchen complete with integrated appliances and a replacement bathroom suite complete with white brick tiling, both of which have added an air of style and saleability.

The accommodation is approached through a recessed porch which in turn leads to the lounge through a composite front door into a welcoming reception room featuring a living flame coal effect gas fire. The dining room is accessed through double doors from the lounge and boasts PVC double glazed 'French' doors to the courtyard garden, understairs storage and a door to the kitchen which is a recent improvement. Upstairs, there are two bedrooms and a contemporary style bathroom suite.

## Accommodation

### Recessed Entrance Porch

3'4" x 1'2" (1.04m x 0.37m)

Composite front door with a frosted double glazed panel leading to the:

### Lounge

14'2" x 12'1" (4.34m x 3.69m)

Living flame coal effect gas fire with a metallic inset, carved surround and a marble hearth, base level cupboard housing the gas meter, electricity meter and the consumer unit, engineered wood effect flooring, two PVC double glazed windows to the front elevation, central heating radiator and double doors leading to the:

### Dining Room

12'2" x 11'1" (3.73m x 3.39m)

PVC double glazed 'French' doors opening onto the rear courtyard, recessed chimney breast, wood effect engineered flooring, understairs storage cupboard and a central heating radiator.

### Kitchen

10'0" x 7'3" (3.06m x 2.22m)

Recently fitted kitchen with a range of matching base, drawer and eye level units with concealed lighting complemented with integrated appliances including a four ring gas hob with oven and grill below and an illuminated angled chimney extractor, fridge/freezer and a slimline dishwasher. In addition, there is a composite sink unit with mixer tap set in a heat resistant work surface with tiled splashback, pull-out spice rack cupboard, wood effect engineered flooring, inset lighting, space for a washing machine and a PVC double glazed windows to the side elevation.



## Bathroom

9'11" x 7'3" (3.03m x 2.23m)

Recently fitted suite including white brick tiled walls, tiled bath with a thermostatic shower above including both retractable and ran-shower heads complete with a screen, wash hand basin set on a vanity unit with a mixer tap and drawer storage below complete with a low level WC. Tile effect vinyl flooring, black ladder heated towel rail, inset lighting, full height cupboard housing the 'Ideal' gas boiler and a PVC frosted double glazed window to the rear elevation.

## Outside

The walled rear courtyard includes a flagged patio, cold water tap, courtesy gate to the service road and raised borders whilst to the front there is a paved courtyard garden set behind a dwarf brick wall and hedgerow boundary.

## Tenure

Freehold. The land is subject to a perpetual yearly rent charge of £8 created by an Indenture of the land in this title and other land dated 26 November 1900, however, it has not been collected.

## 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 2UW

## 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.



## Inner Vestibule

3'7" x 3'2" (1.11m x 0.98m)

Staircase to the first floor, ceiling corbels, wood effect engineered flooring and an opening to the dining room.

## First Floor

### Landing

12'3" x 5'1" (3.74m x 1.56m)

Loft access.

### Bedroom One

14'2" x 12'0" (4.33m x 3.68m)

Wood effect engineered flooring, PVC double glazed window to the front elevation and a central heating radiator.

### Bedroom Two

12'2" x 8'8" (3.72m x 2.66m)

Wood effect engineered flooring, PVC double glazed window to the rear elevation and a central heating radiator.