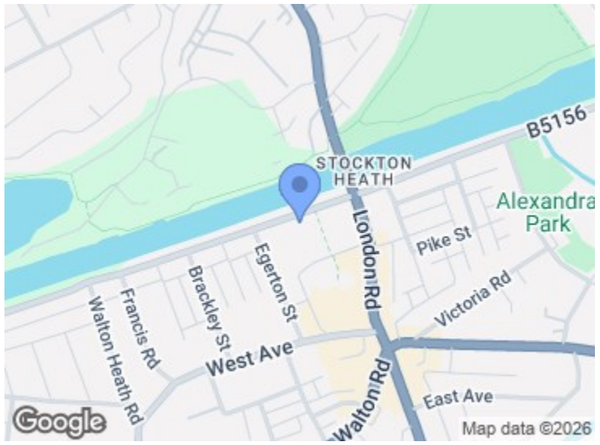
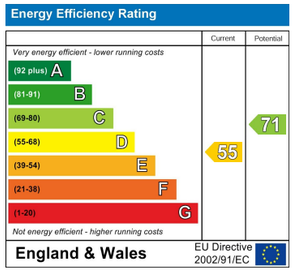
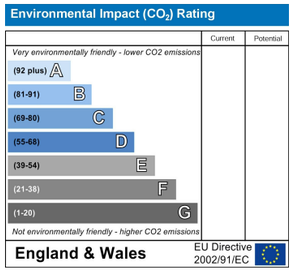
Stockton Heath

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 is 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.







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VILLAGE Location & Overlooking the CANAL | Period Features inc CAST IRON FIREPLACES | Rear Reception Room EXTENSION | FOUR Piece Bathroom Suite & DOUBLE Bedrooms. LARGE Garden with SOUTHERLY Aspect. The accommodation comprises an entrance hallway, lounge with polished wooden flooring, dining room, kitchen opening into the extended sitting room which in turn opens onto the garden, two bedrooms and a bathroom suite.

£375,000

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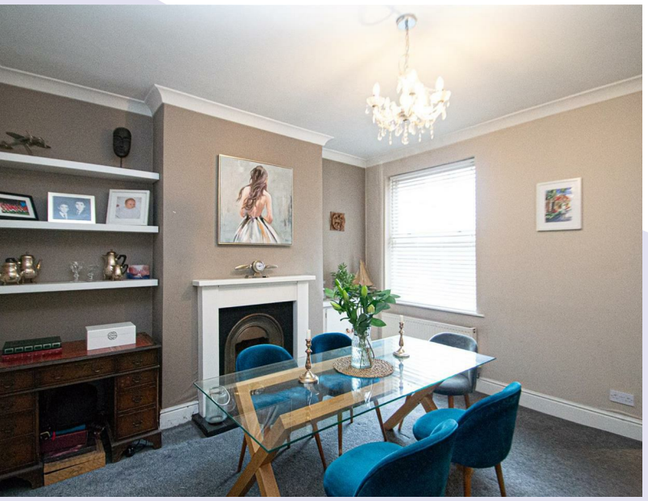
Stockton Heath
Ellesmere Road



Occupying a central village location with canal views, this bay fronted end terrace, neighbouring 'St Thomas' Church Hall' oozes charm and character with features including ceiling corbels, stripped & dipped' timber doors, cast iron fireplaces, polished wooden flooring and coving.

Overlooking the canal and benefitting from all that Stockton Heath has to offer, this extended homes offers very well proportioned accommodation combined with a particularly generous garden with a southerly aspect. Set back from the road, this garden fronted home affords accommodation presented over two storeys comprising a traditional entrance hallway, lounge boasting a cast iron fireplace and wooden flooring, separate dining room again with a feature fireplace, and a kitchen opening into an extended sitting room with 'French' doors to the garden. The first floor includes the landing, main bedroom with canal views, second double bedroom and a four piece bathroom suite. Externally, there are generous lawned gardens whilst to the front there is a low maintenance garden set behind a dwarf brick wall.

Accommodation

Ground Floor

Canopied Porch
Original style front door with a frosted glazed panel above leading to the:

Entrance Hallway
16'1" x 3'6" (4.91m x 1.08m)
Attractive features notably ceiling corbels and coving staircase to the first floor and a central heating radiator with cover.

Lounge
15'3" x 11'8" (4.67m x 3.56m)
This principal reception room oozes charm with a cast iron fireplace with matching surround and tiled hearth as the centre piece, polished wooden flooring, double glazed bay window overlooking the front, ceiling coving, cupboard housing the gas meter and a central heating radiator.

Dining Room
12'10" x 12'6" (3.93m x 3.82m)
Again featuring a cast iron fireplace with tiled hearth and surround, ceiling coving, double glazed window overlooking the rear, central heating radiator complete with a base level cupboard house the electricity meter and consumer unit.

Kitchen
11'4" x 8'8" (3.46m x 2.65m)
Well proportioned fitted kitchen including a range of base, drawer and eye level units, in addition to a stainless steel single sink drainer unit with mixer tap set in a granite style heat resistant roll edge work surface with tiled splashback, gas cooker point and space for freestanding appliances. Inset lighting, laminate flooring, understairs cupboard providing further storage, double glazed window to the side elevation and an arched opening to the:

Sitting Room
14'3" x 9'1" (4.35m x 2.77m)
Dual aspect with full height double glazed windows to both front and rear elevations in addition to double glazed 'French' doors opening out onto the garden, continuation of the laminate flooring, inset lighting and a central heating radiator.

First Floor

Landing
12'10" x 5'4" (3.92m x 1.64m)
Access to the part-boarded loft with a pull-down ladder and light.

Bedroom One
15'9" x 12'10" (4.81m x 3.93m)
Polished wooden flooring, ceiling coving, two double glazed windows overlooking the canal and a central heating radiator.

Bedroom Two
12'11" x 10'0" (3.94m x 3.05m)
Double glazed window overlooking the rear and a central heating radiator.

Bathroom
11'1" x 8'6" (3.38m x 2.61m)
In-keeping with the era, this four piece fully tiled suite includes a panelled bath with a 'Victoriana' mixer shower head, pedestal wash hand basin with a mirrored cabinet above, tiled cubicle with a 'Mira' thermostatic shower above and a low level WC. Cupboard housing the 'Baxi' boiler whilst also proving useful storage, inset lighting, tile effect cushioned vinyl flooring, double glazed window to the rear and a central heating radiator.

Outside
The fence and hedgerow depict the boundaries of this generous garden which is predominantly laid to lawn with two patio areas at each end of the garden ideal for the hardstanding of garden furniture. Well stocked borders, lighting and a gate to the neighbouring property which acts as a right of access for bins etc. The front features a gravelled garden and flagged pathway set behind a dwarf brick wall. The side includes access from front to back via a grassed pathway.

Tenure
Freehold.

Council Tax
Band 'C' - £2,213.76 (2026/2027)

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 6DS

Possession
Vacant Possession upon Completion.

Viewing
Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.