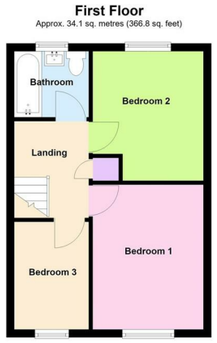
Stockton Heath



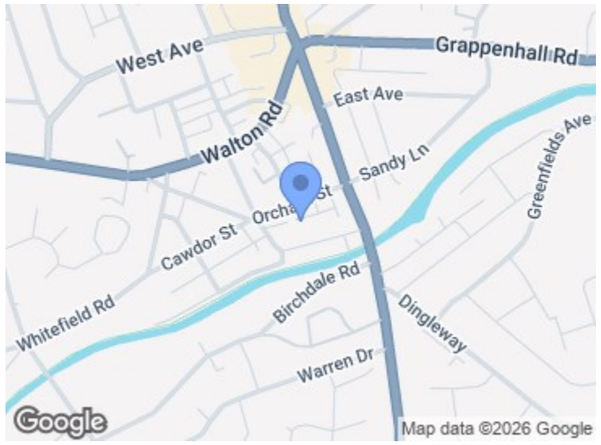
Total area: approx. 84.5 sq. metres (910.0 sq. feet)

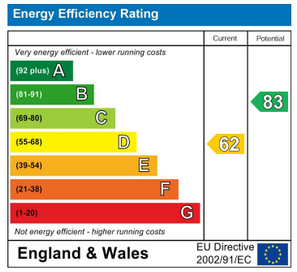


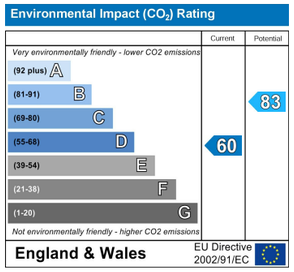
Location

This hugely popular village is surrounded by picturesque countryside. which 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.

Neighbouring Walton, The estate of Walton Hall and its surrounding gardens, previously owned by the Greenall family, are open to the public offering facilities for pitch and putt, crazy golf, bowls and a children's zoo. Inside the hall, function rooms are available for hire for themed events. The leafy surroundings provide an ideal setting for walkers and families looking for perfect picnic areas. The area also benefits from 'Warrington Sports Club' being within walking distance which is renowned for its facilities.









WALKING DISTANCE of the Village | HIGH GLOSS Dining Kitchen with CENTRE ISLAND | CUL-DE-SAC Location | SOUTH FACING Low Maintenance Garden. This post-war, central village semi-detached home comprises an entrance porch, hallway, bay fronted lounge, dining kitchen featuring high gloss units and a centre island, three bedrooms and a bathroom. Gardens, driveway and garage.

Guide Price £300,000

www.cowdelclarke.com

98 London Road, Stockton Heath WA4 6LE. Tel: 01925 600 200 Fax: 01925 600 205 email: property@cowdelclarke.com

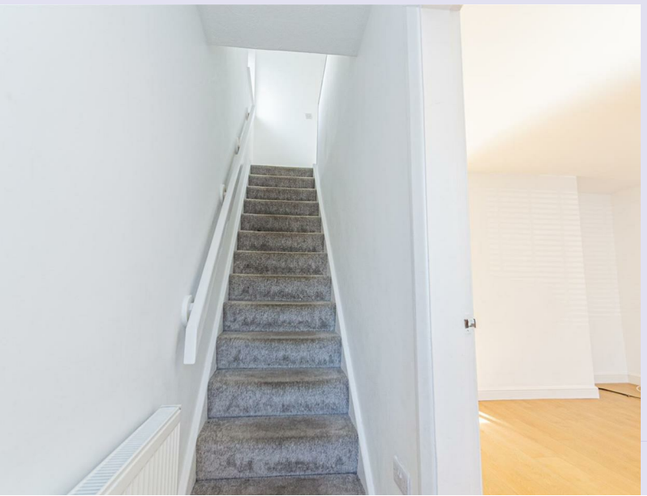
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Stockton Heath
Evesham Close







Accommodation
Situated within a popular backwater of Stockton Heath off Orchard Street, this post-war semi-detached property affords accommodation presented over two storeys including an entrance porch, hallway, lounge and an open plan dining kitchen with centre island and integrated appliances. Upstairs, there are three bedrooms and a modern bathroom suite. Externally, there are low maintenance gardens to the rear whilst to the front, there is driveway parking set adjacent to open plan gardens and a garage.

Entrance Porch
7'10" x 1'8" (2.39m x 0.51m)
Accessed through twin double glazed doors with adjacent double glazed windows and an original frosted glazed door leading to the:

Entrance Hallway
17'7" x 2'9" (5.37m x 0.85m)
Staircase to upstairs, laminate flooring, central heating radiator and a door leading into the:

Lounge
16'2" x 12'7" (4.93m x 3.84m)
A continuation of the laminate flooring, double glazed square bay window overlooking the front, central heating radiator and glazed double doors leading to the:

Dining Kitchen
15'8" x 8'5" (4.79m x 2.58m)
Fitted with a range of drawer and base level units finished in high gloss dark grey with integrated appliances including a four ring electric hob set against a tiled wall with an illuminated chimney extractor above and oven/grill below, fridge/freezer and dishwasher. The centre island offers a further range of base level units finished in a contrasting high gloss light grey, further featuring a breakfast bar, sunken composite sink unit set in in a matching work surface and an integrated washing machine. Continuation of the laminate flooring, spotlights, further contrasting wall mounted cupboard storage, understairs cupboard storage providing cloaks storage, electric meter and consumer unit, original door with an adjacent window to the rear and wood grained PVC double glazed doors again opening onto the garden, display shelving and a central heating radiator.

First Floor





Landing
8'0" x 6'2" (2.46m x 1.89m)
Storage cupboard housing the 'Baxi' boiler, double glazed window to the side elevation and loft access.

Bedroom One
12'0" x 9'4" (3.68m x 2.87m)
Two wall light points, double glazed window to the front elevation and a central heating radiator.

Bedroom Two
10'9" x 9'4" (3.29m x 2.86m)
PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Three
8'11" x 6'2" (2.74m x 1.89m)
Window to the front elevation and a central heating radiator.

Bathroom
6'1" x 5'5" (1.87m x 1.67m)
Fully tiled white three piece suite including a panelled bath with mixer shower head, wash hand basin and a low level WC. Vinyl flooring, frosted double glazed window to the rear, central heating radiator and an extractor fan.

Outside
The south facing fenced garden offers a low maintenance area predominantly laid with stone flags bordered by raised brick flowerbeds, in addition to lighting and a cold water tap. The front includes a block paved driveway which provides access to the garage with an adjacent area comparable in size featuring blue slate chippings for easy maintenance.

Garage
15'6" x 7'8" (4.73m x 2.36m)
'Up 'n' over' door, courtesy door and window to the rear garden, light and power.

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 6LJ

Possession
Vacant Possession upon Completion.

Viewing