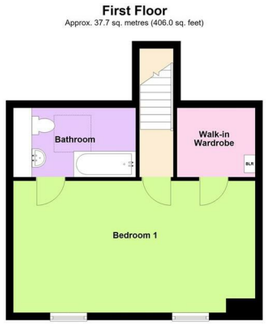
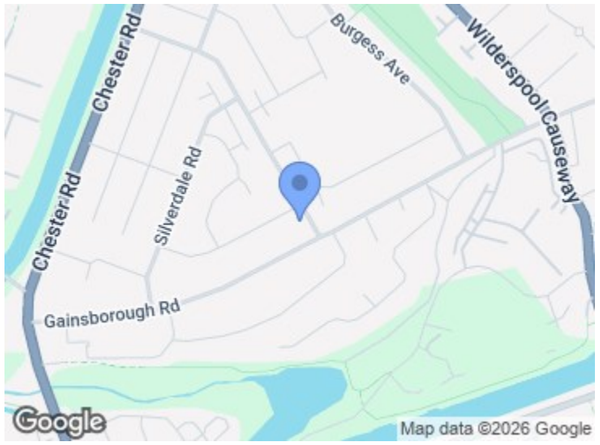


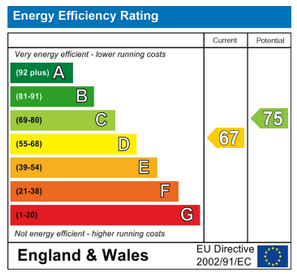
Total area: approx. 99.3 sq. metres (1068.3 sq. feet)

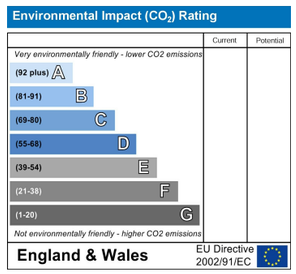


Location

Occupying an established location between Warrington and Stockton Heath, which offer an impressive selection of independent shops and boutiques as well as useful amenities including supermarkets and post offices. There are a fine selection of restaurants and bars locally, offering either a relaxed setting or a more cosmopolitan night out. The local surroundings are increasingly popular, thanks to the local parks, schools and excellent infrastructure as well as excellent amenities and transport connections.







COWDEL CLARKE

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DORMER-BUNGALOW with Re-configured layout | OPEN-PLAN Dining Hall & SEPARATE Lounge | Bedrooms & Bathrooms on BOTH Storeys | GENEROUS Plot with SUNNY Aspect. This semi-detached dormer-bungalow enjoys a wider plot comprising versatile accommodation including an entrance porch, dining hall, separate lounge with feature fireplace, kitchen, bedroom and shower room. Upstairs, there is a large bedroom, walk-in wardrobe and an en-suite bathroom ideal for guest accommodation. Sunny gardens with a south-westerly aspect, low maintenance from and a good sized driveway leading to the garage.

£275,000

Tel: 01925 600 200

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

Irwell Road







Accommodation
Situated within a popular area, renowned for bungalow properties, this semi-detached dormer occupies a larger that average plot with re-configured accommodation resulting in a more flexible layout for those buyers looking for one storey living, in addition to separate self-contained space for occasional guests.

Accessed from the side via a porch, you are received by a generous open-plan dining hall providing a further reception room. The remaining accommodation includes the lounge, again with a frontal aspect and a feature fireplace, kitchen comprehensively fitted, bedroom and shower room. Upstairs, there is a further bedroom stretching the property's width, walk-in wardrobe and an en-suite bathroom. Externally, there is a fenced rear garden predominantly laid to lawn with a sunny aspect whilst the front is more of a low maintenance theme set adjacent to the driveway which in-turn leads to the garage.

Ground Floor

Entrance Porch
5'1" x 3'4" (1.56m x 1.02m)
Accessed through a stained glass leaded front door with an adjacent matching panel combined with windows to the front and rear elevations. Tiled flooring, panelled ceiling and a frosted double glazed window to the:

Dining Hall
13'5" x 9'8" (4.11m x 2.97m)
Converted open-plan room with a PVC double glazed window to the front elevation combined with a frosted PVC double glazed window to the side and two central heating radiators.

Inner Hall
6'2" x 3'1" (1.90m x 0.94m)
Ceiling coving, in addition to a cloaks cupboard with folding doors providing hanging and shelving space.

Lounge
16'5" x 10'9" (5.02m x 3.30m)
Living flame coal effect gas fire with marble inset, hearth and matching surround, ceiling coving, PVC double glazed window overlooking the front, central heating radiator and a door leading to the:

Kitchen
14'0" x 9'4" (4.28m x 2.86m)
Fitted with a range of matching base, drawer, display and eye level units with concealed lighting, in addition to integrated appliances including a four ring electric hob with oven/ grill below and an illuminated chimney extractor above, refrigerator and freezer. Composite sink unit with mixer tap set in a heat resistant roll edge work surface with tiled splashback, space for a washing machine, inset lighting, laminate flooring, staircase to upstairs, PVC leaded double glazed window set adjacent to a matching door accessing the garden and a central heating radiator.





Bedroom Two
11'1" x 10'10" (3.38m x 3.31m)
Range of fitted wardrobes providing hanging and shelving space with a matching chest of drawers. PVC leaded double glazed window overlooking the rear elevation combined with a frosted PVC double glazed window overlooking the side and a central heating radiator.

Shower Room
6'5" x 5'10" (1.98m x 1.80m)
Three piece suite with chrome details including a tiled cubicle with a thermostatic shower, wash hand basin set into a vanity unit with cupboard and drawer storage complete with a low level WC. Inset lighting, PVC frosted double glazed window to the side elevation, part tiled walls and a central heating radiator.

First Floor

Bedroom One
20'11" x 10'0" (6.40m x 3.06m)
Two PVC double glazed windows overlooking the front elevation, central heating radiator and a:

Walk-in Wardrobe
6'11" x 6'1" (2.11m x 1.87m)
Wall mounted 'Alpha' boiler and lighting.

En-Suite Bathroom
11'1" x 4'9" (3.38m x 1.45m)
White three piece suite including a panelled bath with a shower above and screen, wash hand basin set into a vanity unit with display shelving, cupboard storage below and an adjacent low level WC. Inset lighting, double glazed 'Velux' window, central heating radiator and an extractor fan.

Outside
This south westerly facing fenced rear garden is both generous in size and predominantly laid to lawn with well stocked borders, patio area ideal for the hard-standing of garden furniture, cold water tap and a side gate. The front has low maintenance central to it's theme with a gravelled garden set behind a dwarf brick wall set adjacent to a 'crazy-paved driveway leading from the front along the side to the garage at the rear.

Garage

Tenure
Freehold.

Council Tax
Band 'C' - £2,136.03 (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 6BD

Possession
Vacant Possession upon Completion.

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