

Walton



Location

Walton is at the southwest edge of the town, sharing its annual walking day parade with the neighbouring parish of Stockton Heath.

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 traditional pubs, shops and a municipal golf course making it an ideal rural suburb. Walton falls into the catchment of some of Warrington's most highly regarded schools.



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | 73 | 79 |

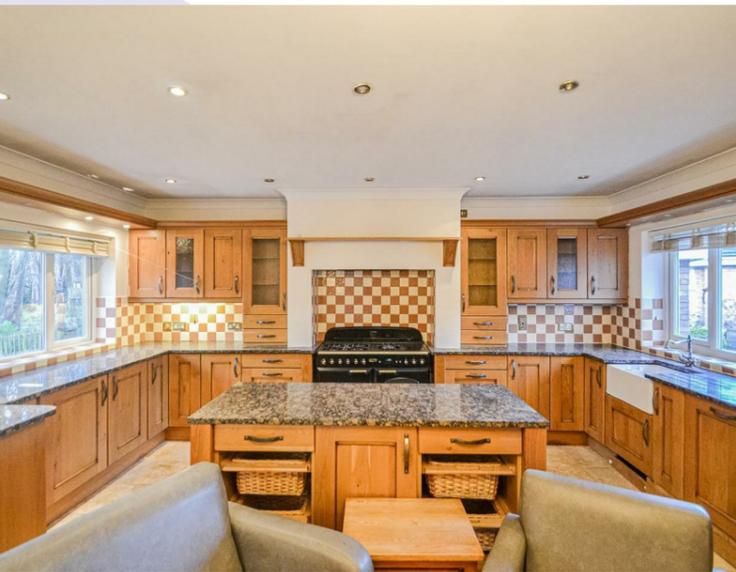
| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



REMODELLED & EXTENDED BUNGALOW | HIGHLY REGARDED Location | OUTSTANDING Grounds & WOODLAND Backdrop | 8 METRE Lounge with VAULTED Ceiling | 3 RECEPTIONS & 3 DOUBLE Bedrooms. Occupying an enviable setting, this extended detached bungalow boasts one of the largest plots locally with accommodation including an entrance hall, inner vestibule / utility, lounge with a feature fireplace, dining room, dining kitchen with sitting room area, inner hallway, master bedrooms, walk-in dressing room and en-suite, two further double bedrooms and a bathroom. Lawned gardens, paved terrace and a protected woodland backdrop. Generous driveway and a garage.

£600,000

Walton Brookwood Close



Situated within one of the most sought after locations within close proximity to Stockton Heath featuring only bungalows of varying shapes and sizes. Positioned towards the head of Brookwood Close on the outer edge of this crescent, these particular bungalows occupy some of the largest plots locally with woodland gardens.

Built by Messrs 'Ashall Builders' in the 1960s, a local recognised firm of excellent repute, this detached bungalow has been transformed by both a rear lounge extension with a vaulted ceiling, 'Velux' windows and 'French' doors opening out on to an attractive terrace combined with a reconfigured layout resulting in accommodation of substantial proportions with excellent flexibility.

Contrary to most properties that have been extended, they can do so at the expense of their gardens, but that cannot be levelled here with outstanding grounds including a protected woodland with predominantly a westerly aspect.

Set back and benefitting from a degree of privacy, this 'Ashall' built detached bungalow offers great potential to shape a property into ones own taste and design. The accommodation is accessed from the side elevation into a bright and airy reception hall, inner vestibule / utility accessed from the other side elevation which is generally used for day to day access, lounge extending to over 8 metres with a feature fireplace and vaulted ceiling, dining room with 'Karndean' flooring and patio doors opening on to the side garden and a dining kitchen with sitting room area. The 'sleeping' accommodation is located in a separate wing with an inner hallway, master bedroom with walk-in wardrobe and en-suite shower room, two further bedrooms and a bathroom. Externally, the grounds are a particular feature being one of the largest plots as previously mentioned with gardens to both side elevations which are connected by a paved terrace, in addition to a protected woodland area providing a fantastic backdrop. The driveway provides ample off-road parking which in turn leads to the double garage.

Accommodation

Entrance

Stone flagged step with well stocked adjacent borders and a PVC double glazed door with matching adjacent panels leading to the:

Entrance Hall

13'5" max x 10'4" (4.10m max x 3.15m)

A light and airy reception with tiled flooring, ceiling coving and a central heating radiator.

Inner Vestibule & Utility

15'9" x 5'10" (4.82m x 1.78m)

'Day to day' access from the opposite side elevation via a PVC frosted double glazed door with a matching adjacent panel featuring useful cloaks storage with hanging and shelving space, granite work surface with spaces for both a washing machine and dryer, inset lighting, tiled flooring and ceiling coving.

Lounge

27'3" x 15'3" (8.31m x 4.67m)

Accessed through glazed double doors and full of light, this fantastic principal reception room boasts a vaulted ceiling as its stand-out feature complemented with 'Velux' windows and timber beams. In addition, a living flame coal effect gas fire with marble inset, raised hearth and surround, polished wooden flooring, twin sets of PVC double glazed patio doors with matching adjacent panels leading on to the patio garden, seven wall light points and two central heating radiators.



Dining Room

18'2" max x 13'10" (5.54m max x 4.24m)

Accessed from both the dining kitchen through glazed double doors and the entrance hall, this impressive room with 'French' doors and adjacent panels opens on to the side patio garden includes 'Karndean' flooring in a 'Herringbone' design, five wall light points, ceiling coving and two central heating radiators.

Dining Kitchen & Sitting Room

21'0" max x 16'11" (6.42m max x 5.17m)

Fitted with a comprehensive range of medium oak base, drawer and eye level units complemented with illuminated glazed cabinets, pelmet lighting complete with a centre island including a granite work surface, further cupboard storage and basket drawers. In addition, there is a 'Rangemaster' five ring cooker set into a recessed chimney breast with extractor and adjacent drawer storage, dishwasher and space for an 'American' style fridge/freezer. 'Belfast' sink unit with mixer tap set in a granite work surface with tile splashback, tiled flooring, inset lighting, ceiling coving and PVC double glazed windows to both front and rear elevations.

Inner Hallway

9'7" x 5'11" (2.93m x 1.82m)

Ceiling coving and loft access which houses the Baxi Platinum Boiler.

Bedroom One

13'7" x 9'10" (4.15m x 3.00m)

PVC double glazed window to the side elevation, ceiling coving and a central heating radiator.

Dressing Room

5'1" x 5'0" (1.56m x 1.54m)

Accessed through a glazed door into this useful space with spotlights, hanging and shelving space.

En-Suite Shower Room

6'8" x 6'1" (2.04m x 1.86m)

Three piece suite including a tiled cubicle with a thermostatic shower, wash hand basin set into a vanity unit with cupboard storage, pelmet lighting, display shelving, mirror and an adjacent low level WC. Tiled walls with contrasting tiled flooring, inset lighting, central heating radiator and an extractor fan.

Bedroom Two

15'5" into recess x 10'10" (4.70m into recess x 3.32m)

Double wardrobe with twin glazed doors providing hanging and shelving space, PVC double glazed bow window to the front elevation, ceiling coving and a central heating radiator.

Bedroom Three

13'3" into recess x 10'10" (4.04m into recess x 3.32m)

Double wardrobe with glazed double doors providing hanging and shelving space, PVC double glazed bow window to the front elevation, ceiling coving and a central heating radiator.

Bathroom

9'2" x 5'10" (2.80m x 1.79m)

Three piece suite including a 'P' shaped panelled bath with a thermostatic shower above and screen, vanity wash hand basin with a chrome mixer tap, shelving and drawer storage complete with a low level WC. Subtly contrasting tiled flooring and walls, heated towel rail and central heating radiator, inset lighting and a PVC frosted double glazed window to the side elevation.

Outside

Occupying one of the largest plots on the development with privacy the 'order of the day'. The gardens are divided into three areas including two side gardens which are connected by a paved terrace with a protected woodland area providing a fantastic backdrop. The front features an open plan lawned garden set behind mature bushes providing a degree of privacy set adjacent to a tarmac driveway providing ample off-road parking for several cars which in turn leads to the double garage.

Double Garge

16'7" x 14'6" (5.07m x 4.44m)

Remote control up 'n' over door, electric meter and consumer unit and a frosted glazed window to the rear elevation.

Tenure

Freehold.

Council Tax

Band 'F' - £3,272.42 (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 6NY

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.