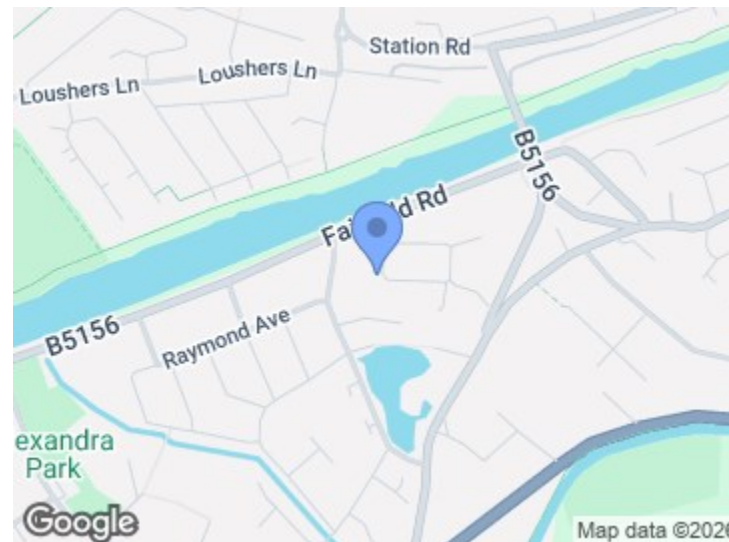


# Stockton Heath

## 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>	
	66	58	69
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



Large CORNER PLOT | Outskirts of the VILLAGE Location | OPEN-PLAN Dining Kitchen & Family Room – Four/Five RECEPTION Rooms | Three/Four BEDROOMS | GENEROUS Driveway Parking for Several Cars | WESTERLY Facing Gardens. Occupying a favoured position, this extended property offers substantially extended accommodation including an entrance porch, hallway, ground floor shower room, lounge, conservatory, snug, study open plan dining kitchen/family room and utility. The first floor includes three further bedrooms and a bathroom. Gardens and excellent off road parking.

£550,000

# Stockton Heath Fairfield Gardens



Set within a sought after setting on the outskirts of Stockton Heath with a mix of maturing residents and young families retaining an excellent sense of community.

This extended detached property sits in an enviable, large corner plot boasting outdoor space to all four elevations. Although a comprehensive programme has already been undertaken, there is still great scope to shape this home in ones' own design. Equally as advantageous is the possibility of using one of the downstairs rooms as a bedroom simply because there is a modern shower room on hand.

The accommodation, presented over two storeys comprises an entrance porch in addition to a further door leading to the entrance hall with a continuation of the engineered wood effect flooring, tiled shower room, lounge with 'French' doors opening onto the garden and a separate door leading to the conservatory, snug with views to the side, study, super open-plan dining kitchen with further 'French' doors opening to the other side and a generous utility room. The first floor includes three double bedrooms and a bathroom. Externally, there are lawned gardens, mature borders and ample driveway parking.

## Accommodation

### Ground Floor

#### Entrance Porch

5'11" x 3'2" (1.81m x 0.97m)

Accessed through a PVC door with a half moon, double glazed inset and a matching adjacent panel, engineered wood effect flooring and a glazed door to the:

#### Entrance Hall

19'7" x 9'10" (5.97m x 3.00m)

A generously proportioned 'L' shaped reception with a continuation of the engineered wood effect flooring, central heating radiator and a cloaks cupboard providing hanging and shelving space.

#### Shower Room

9'1" x 5'2" (2.79m x 1.59m)

A very useful addition which complements the extended ground floor accommodation. This modern suite includes an oversized tiled cubicle with a thermostatic shower, wash hand basin and a low level WC. Part tiled walls with subtly contrasting tiled flooring, white ladder heated towel rail, wall light point, PVC double glazed window to the front elevation and an extractor fan.

#### Lounge

15'10" x 12'2" (4.83m x 3.73m)

Continuation of the engineered wood effect flooring, PVC double glazed 'French' doors opening out onto the garden with matching adjacent panels, and a double glazed door to the:

#### Conservatory

11'8" x 10'0" (3.57m x 3.06m)

PVC double glazed 'French' doors opening out onto the garden, in addition to PVC double glazed windows overlooking the rear and side elevations. 'Quarry' tiled flooring and two wall light points.



#### Snug

11'5" x 10'7" (3.50m x 3.24m)

Continuation of the engineered wood effect flooring, PVC double glazed window overlooking the side garden and a central heating radiator.

#### Study

11'5" x 8'4" (3.50m x 2.55m)

Continuation of the engineered wood effect flooring, angled PVC double glazed window overlooking the front aspect, central heating radiator and an under stairs cupboard housing both the electric meter and consumer unit

#### Dining Kitchen

18'10" x 17'6" (5.75m x 5.34m)

Fitted with a range of matching base, drawer and eye level units with concealed lighting complemented by a floor to ceiling larder cupboard and pull-out spice rack. In addition, there is a five ring gas hob with a chimney extractor above, oven and grill. Stainless steel single sink drainer unit with mixer tap set in a roll edge work surface with tiled splashback complete with further space for freestanding appliances. Solid fuel burning stove with a stone hearth, continuation of the engineered wood flooring, PVC double glazed 'French' doors opening out onto the side garden, two PVC double glazed windows overlooking the front and a further PVC double glazed window to the side, spotlights and two central heating radiators, one being of a contemporary vertical design.

#### Utility Room

14'11" x 6'1" (4.57m x 1.86m)

Range of base level cupboards, stainless steel single sink drainer unit with mixer tap set in a roll edge work surface including space for a washing machine. Wall mounted 'Navien' gas boiler, continuation of the engineered wood effect flooring, PVC double glazed door leading to the garden with adjacent PVC double glazed windows, central heating radiator and an extractor fan.

#### First Floor

#### Landing

11'8" x 2'4" (3.56m x 0.73m)

Loft access.

#### Bedroom One

14'7" x 8'9" (4.45m x 2.69m)

Laminate flooring, PVC double glazed window overlooking the front aspect and a central heating radiator.

#### Bedroom Two

11'4" x 10'0" (3.47m x 3.06m)

Storage cupboard, laminate flooring, PVC double glazed window overlooking the front aspect and a central heating radiator.

#### Bedroom Three

9'10" x 8'0" (3.00m x 2.45m)

Laminate flooring, PVC double glazed window overlooking the rear aspect and a central heating radiator.

#### Bathroom

11'5" x 4'7" (3.50m x 1.42m)

White suite including a panelled bath with a thermostatic shower above and screen, pedestal wash hand basin and a low level WC. Wood effect vinyl flooring, contrasting part tiled walls, white ladder heated towel rail and a PVC frosted double glazed with a rear aspect

#### Outside

#### Tenure

Freehold.

#### Council Tax

Band 'E' - £3,043.92 (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 2BX

#### 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.