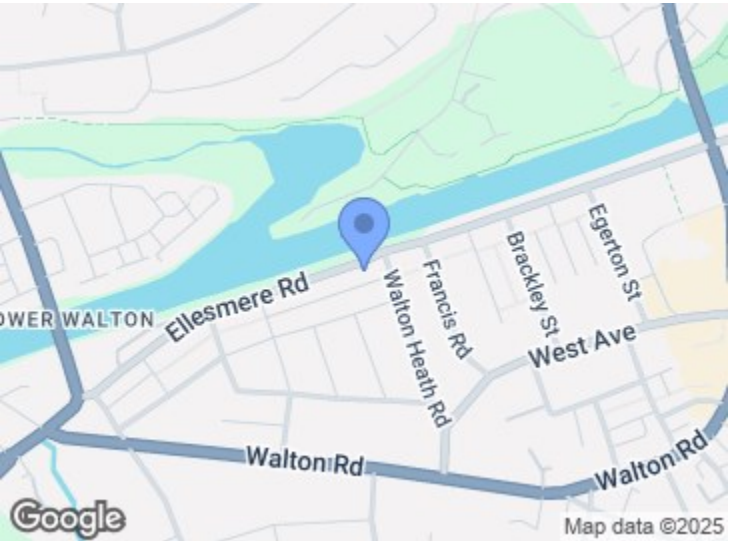
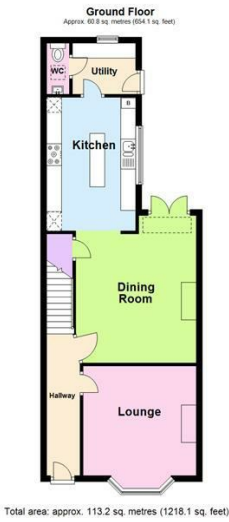


# Walton

## 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		73	83
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



**FASHIONABLE** Place to Live | Overlooking the CANAL | **CHARM & CHARACTER** in Abundance | Breakfast Kitchen & CENTRE ISLAND | Reception rooms with fireplaces | Utility, WC | South Facing Heated Landscaped Gardens | Bathroom Suite with VAULTED Ceiling. The home you **DESIRE** comprising a welcoming hallway, lounge with a feature fireplace, dining room, dining kitchen, utility room, WC, whilst to the first floor there are three bedrooms and a stylish bathroom. Landscaped gardens to both front and rear elevations. **FIRST TO VISIT WILL BUY** with TRANQUIL WATER VIEW.



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# Walton Ellesmere Road



Rapidly becoming one of the trendiest places to live, set within walking distance of the village, whilst enjoying views over the canal, this bay fronted period property has benefitted from extensive improvements and an abundance of character including but not limited to polished wooden flooring, stripped pine doors, cast iron fireplaces, coving, corbels, fitted kitchen with centre island, utility and WC.

In addition, there has been a comprehensive programme of improvements to the loft area combined with cosmetic improvements, landscaping and particular attention to retaining the features which make this home an obvious choice.

The house accessed via a 'Composite' front door oozes a wealth of charm and character with accommodation comprising a welcoming reception full of period features which in turn leads to well proportioned reception rooms with feature fireplaces, fitted kitchen with centre island, utility and a WC. Upstairs, a landing, three bedrooms and a contemporary bathroom. Additionally, there has been further investment within the loft resulting in further useable space.

## Accommodation

Traditional bay fronted home has been improved significantly over recent years and now comprises a welcoming entrance hallway with all the period features and a 'Composite' door, lounge with a feature fireplace, wooden flooring and shutters, dining room again with the character and 'French' doors, dining kitchen complete with a comprehensive range of high gloss units, centre island and integrated appliances, utility and WC. The first floor offers three well proportioned rooms again with character and a beautiful bathroom suite complete with matt black fittings. Period reflective gardens to both front and rear.

## Ground Floor

### Entrance Hallway

15'0" x 3'3" (4.58m x 1.01m)

Impressive entrance accessed through a 'Composite' frosted double glazed front door with a further double glazed panel above into a characterful reception featuring polished wooden flooring, ceiling corbels, picture rail and ceiling coving. Staircase to the first floor, central heating radiator and a meter cupboard.

### Lounge

14'1" x 12'2" (4.31m x 3.73m)

Again full of character, with the stand-out feature being the cast iron fireplace complemented by a matching surround, decorative green tile inset and a raised black tile hearth. Furthermore, there is polished wooden flooring, picture rail, ceiling coving and a stripped pine door. Antique style central heating radiator complete with a double glazed bay window to the front elevation and shutters, base level storage cupboard and matching display shelving.

### Dining Room

16'1" x 12'11" (4.92m x 3.94m)

Again accessed through a stripped pine door with a feature hole in the wall fireplace boasting a decorative exposed brick inset and adjacent display shelving, polished wooden flooring, PVC double glazed 'French' doors opening onto the rear with a double glazed panel above, understairs storage providing a cloaks area, electric meter and the consumer unit, central heating radiator and an opening to the:



## Bedroom One

16'0" x 11'10" (4.88m x 3.62m)

Overlooking the canal from two windows to the front elevation with shutters, this well proportioned bedrooms enjoys a cast iron fireplace decorated in a black and white theme with adjacent hand made twin double wardrobes providing hanging and shelving space, picture rail and a central heating radiator.

## Bedroom Two

13'10" x 10'7" (4.23m x 3.24m)

Again a well proportioned room with a cast iron fireplace as the centre piece, in addition to a picture rail, PVC double glazed window to the rear and a central heating radiator.

## Bedroom Three

10'9" max x 9'8" (3.30m max x 2.96m)

Acoustic wood panelling feature, PVC double glazed window to the rear elevation and a central heating radiator.

## Bathroom

6'5" x 5'6" (1.98m x 1.70m)

Contemporary white bathroom suite with a contrasting matt black theme all presented under a vaulted ceiling including a tiled bath with a thermostatic shower above twin shower heads and a crittall-style designer screen, vanity wash hand basin with a matt black mixer tap, cupboard storage below and an illuminated mirror which also acts as a 'bluetooth' speaker above all complete with a low level WC. with 'push button' flush. Mosaic tiled flooring with contrasting white brick tiled walls, black ladder heated towel rail, double glazed 'Velux' window combined with a PVC frosted double glazed window to the side elevation, inset lighting and an extractor fan.

## Second Floor

### Loft

17'7" max x 16'3" (5.37m max x 4.96m)

Accessed from the landing via a pull-down ladder into great useable space which is boarded and lit.

## Outside

This landscaped south facing garden enjoys a super area for 'Al fresco' dining including an 'Indian Stone' courtyard complimented with railway sleepers providing excellent raised borders, lighting, electric bar heating, raised decking and a rear courtesy gate. The front boasts an in-keeping decorative tile pathway with an adjacent gravelled garden set behind a small brick wall.

## Tenure

Leasehold dated 30th March 1915 with a term of 999 years (less 10 days) from 25th March 1911, with an annual ground rent of £2.10 per annum.

## Council Tax

Band 'C' - £2,013.80 (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 6ED

## 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.



## Breakfast Kitchen

14'4" x 9'7" (4.39m x 2.94m)

Fitted kitchen including a stylish centre island comprising a range of matching base, drawer and eye level units finished in a high gloss white, in addition, there are integrated appliances including a five ring gas hob with an illuminated chimney extractor above, dishwasher, complete with an oven and grill. The centre island provides a breakfast facility, drawer storage, wine rack and a granite style surface. One and a half bowl stainless steel, single sink drainer unit with mixer tap set in a granite style, heat resistant, roll edge work surface with tiled splashback. Tiled flooring, inset lighting, space for a tall fridge/freezer, vertical central heating radiator and a cupboard housing the wall mounted 'Main Eco Compact' gas boiler.

## Utility Room

6'10" x 5'5" (2.09m x 1.66m)

Base level cupboard with a work surface above and a tile splashback, spaces for both a washing machine and dryer. PVC double glazed window to the rear elevation and a PVC double glazed door to the side elevation. Inset lighting, tiled flooring and a central heating radiator.

## WC

5'4" x 2'5" (1.64m x 0.74m)

Two piece white suite including a low level WC and a wash hand basin with white brick tile splashback and chrome mixer tap. Continuation of the tiled flooring, chrome ladder heated towel rail and a double glazed 'Velux' window.

## First Floor

### Landing

17'0" x 5'1" (5.20m x 1.56m)

Characterful arch to the rear landing, inset lighting and access to a boarded loft.