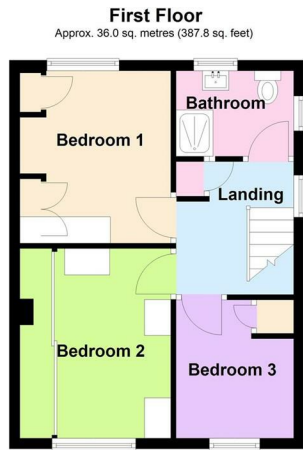


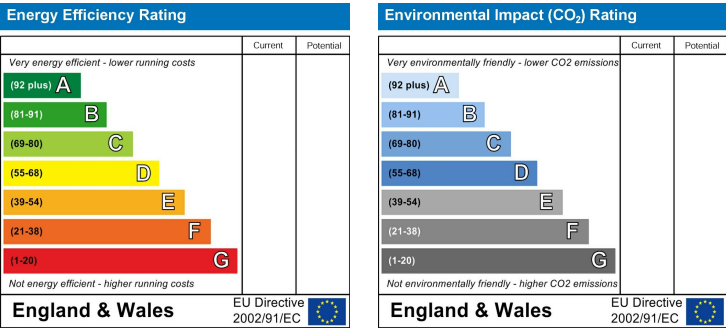
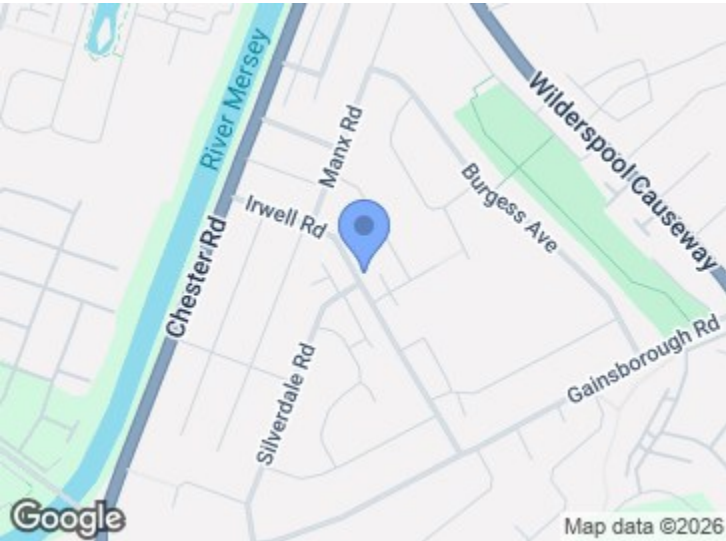


Total area: approx. 74.3 sq. metres (799.7 sq. feet)



**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.



1950s Semi Offering EXCELLENT POTENTIAL | MODERN Fitted Kitchen & Shower Room | SEPARATE Reception Room | Three GOOD Sized Bedrooms | GENEROUS Low Maintenance Gardens | AMPLE Driveway Parking & GARAGE. Occupying a convenient location, this post war house offers accommodation including an entrance porch, hallway, lounge, dining room, kitchen, landing, three bedrooms and a shower room.



# Irwell Road



Set within this increasingly popular area neighbouring both Warrington and Stockton Heath with a mix of maturing residents and young families retaining an excellent sense of community.

This 1950s semi-detached home occupies a particularly generous plot boasting generous front and rear gardens of which are low maintenance by design. Offering an excellent opportunity to extend and or improve without detracting from the outdoor space, this post-war property comprises a double glazed entrance porch, hallway, lounge with a feature fireplace, separate dining room to the rear with a seamless opening to the modernised 'Shaker' style kitchen complete with integrated appliances whilst to the first floor, there are three bedrooms and a modern shower room. Externally, there is a garage, low maintenance flagged gardens and an artificial lawn.

## Accommodation

### Entrance Porch

7'3" x 2'11" (2.22m x 0.89m)

Accessed through a wood grained PVC. frosted double glazed front door with a PVC double glazed panel in addition to an aluminium frosted double glazed door again with an adjacent panel leading to the:

### Entrance Hallway

11'9" x 5'8" (3.60m x 1.73m)

Staircase to the first floor, central heating radiator and a cupboard below housing the electricity meter, consumer unit and gas meter.

### Lounge

11'9" x 11'0" (3.59m x 3.37m)

Living flame coal effect gas fire with marble inset, raised hearth and a wooden surround, ceiling coving, PVC double glazed window to the front elevation and a central heating radiator.

### Dining Room

10'8" x 8'3" (3.26m x 2.52m)

Ceiling coving, PVC double glazed window overlooking the rear garden, central heating radiator and an opening to the:



### Bedroom Two

11'8" x 9'4" (3.58m x 2.85m)

Again with a range of fitted wardrobes with sliding doors providing hanging and shelving space complemented by fitted bed side tables and a matching chest of drawers with corner display shelving. Ceiling coving, PVC double glazed window overlooking the front and a central heating radiator.

### Bedroom Three

8'7" x 7'7" (2.62m x 2.32m)

Storage cupboard with an adjacent storage box, ceiling coving, PVC double glazed window overlooking the front and a central heating radiator.

### Bathroom

7'3" x 5'3" (2.21m x 1.62m)

Modern contemporary suite including a tiled cubicle with a thermostatic shower, vanity wash hand basin featuring a chrome mixer tap with both cupboard and drawer storage complete with a low level WC. Fully tiled walls with contrasting vinyl flooring, inset lighting, grey ladder heated towel rail, wall mounted mirrored cabinet, extractor fan, PVC frosted double glazed windows to the rear and side elevations,



### Kitchen

11'10" max x 8'5" (3.62m max x 2.57m)

Modern 'Shaker' style kitchen finished in cream including a range of matching base, drawer and eye level units complemented with integrated appliances featuring a four ring electric hob with splashback and an illuminated chimney extractor, microwave, oven and grill. One and a half bowl 'composite' sink unit with mixer tap set in a granite style, heat resistant, roll edge work surface with tiled splashback. Inset lighting, wood effect vinyl flooring, wall mounted 'Baxi 600' gas boiler housed within a matching wall unit, space for a washing machine, double glazed door opening to the side and PVC double glazed window overlooking the garden.

## First Floor

### Landing

7'11" x 7'4" (2.43m x 2.25m)

Storage cupboard, loft access, PVC frosted double glazed window to the side elevation and a central heating radiator.

### Bedroom One

10'8" x 9'4" (3.26m x 2.86m)

Fitted wardrobes set either side of the bed recess with cupboard storage above complete with a matching dressing table and drawers, PVC double glazed window overlooking the rear garden and a central heating radiator.

## Outside

### Garage

### Tenure

Freehold.

### Council Tax

Band B' - £1,869.03 (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 6BA

### Possession

Vacant Possession upon Completion.

### Viewing

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