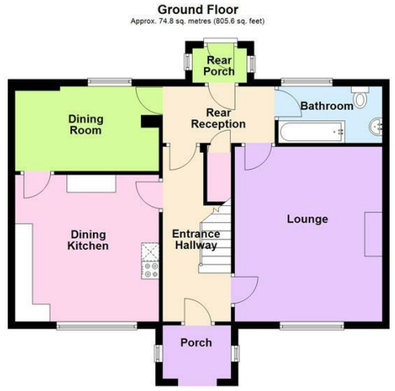
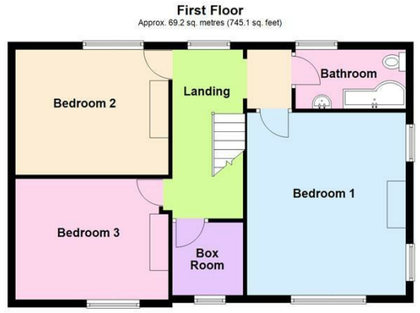
# Stockton Heath

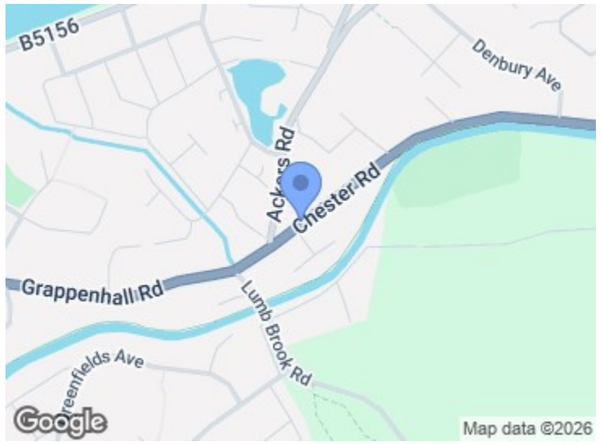


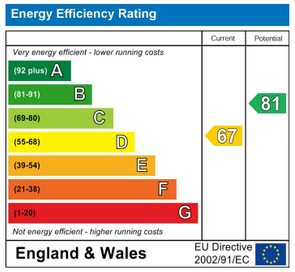

Total area: approx. 144.1 sq. metres (1550.7 sq. feet)

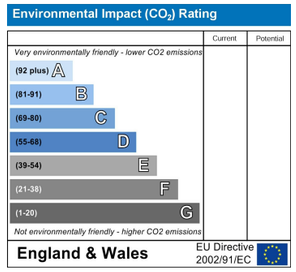



## Location

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 are 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.



'PROPERTY of LOCAL IMPORTANCE' | CHARMING Early '19th CENTURY' Double Fronted Residence | Requiring REFURBISHMENT | THREE DOUBLE Bedrooms & TWO Bathrooms | Generous CORNER Plot, LARGE Gardens, OFF ROAD Parking & OUTBUILDINGS. Sure to be of great interest, this period property comprises an entrance porch with a vaulted ceiling, hall with oak staircase, lounge with feature fireplace, dining room, dining kitchen, rear vestibule, bathroom and a rear porch. The first floor includes three double bedrooms, box room and a further bathroom.

**£499,950**

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# Stockton Heath
# Ackers Road

A property of local importance, but not listed, this early nineteenth century double fronted cottage oozes charm and character, whilst requiring refurbishment. The grounds extend between Ackers Road upon where there is pedestrian access and Chester Road upon where there is vehicular access. The gardens are predominantly to the front by means of extensive gardens with mature trees and bushes providing a degree of privacy.

Occupying a substantial corner plot, boasting period features, this rendered property believed to be of the 'Regency' era offers great potential with accommodation comprising a 'chapel' like porch with a vaulted ceiling, entrance hall with an oak staircase, lounge with a feature fireplace, dining room, dining kitchen, rear vestibule, bathroom and a rear porch. The first floor includes a generous landing, inner lobby, main bedroom, two further bedrooms and a box room, all complete with a further bathroom. Externally, to the rear, there is a low maintenance cottage style garden with artificial grass, crazy paving, fruit trees, mature shrubbery complemented by a boiler room, laundry, storage and a WC. The front and side, as previously mentioned include the gardens and off road parking.

## Accommodation

### Ground Floor

**Entrance Porch**
6'0" x 4'11" (1.85m x 1.52m)
Accessed through a feature arch with a vaulted ceiling, twin opaque glazed windows to both side elevations with floral detailing and wood effect tiled flooring. Original style door bell with pull-chain and an original style frosted, leaded double glazed painted timber front door leading to the:

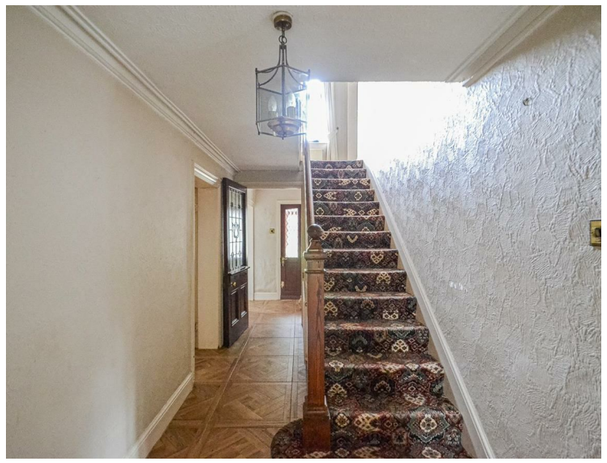
**Entrance Hallway**
15'9" x 6'4" (4.81m x 1.95m)
Staircase to the first floor with an oak newel post and balustrade with painted spindles, a continuation of the wood effect tiled flooring, cupboard housing the electricity meter and consumer unit, ceiling coving and a central heating radiator.

**Lounge**
16'0" x 13'9" (4.88m x 4.21m)
Living flame coal effect gas fire set in a cast iron grate with marble hearth, exposed brick inset and an ornate surround. Ceiling coving, PVC double glazed window to the front elevation and two central heating radiators.

**Dining Room**
13'5" x 7'10" (4.11m x 2.41m)
PVC double glazed window to the rear elevation and a double central heating radiator.

**Dining Kitchen**
13'8" x 13'5" (4.18m x 4.10m)
Range of base, drawer and eye level units, one and a half bowl sink unit with mixer tap set into the work surface with a tiled splashback. Four ring electric hob with an extractor above, oven, grill and dishwasher. Tiled flooring, beamed ceiling and a PVC double glazed window to the front elevation.

**Rear Reception Hall**
10'2" x 5'9" (3.11m x 1.77m)
Continuation of the wood effect tiled flooring, ceiling beams, understairs cupboard and a central heating radiator.



**Bathroom**
9'8" x 5'2" (2.96m x 1.58m)
Panelled bath with a 'Triton' shower above, pedestal wash hand basin and a low level WC. Tiled flooring with contrasting tiled walls, PVC double glazed window to the rear elevation and a central heating radiator.

**Rear Porch**
5'1" x 3'2" (1.56m x 0.99m)
Vaulted timber ceiling, tiled flooring, glazed door to the rear and two PVC double glazed windows to both side elevations.

### First Floor

**Landing**
14'9" x 6'4" (4.52m x 1.94m)
Ceiling coving, PVC double glazed window to the rear elevation and a central heating radiator.

**Inner Lobby**
5'1" x 3'11" (1.57m x 1.20m)
Loft access and access to both the bathroom and:

**Bedroom One**
16'0" x 13'10" (4.88m x 4.23m)
Arrangement of wall light points to three walls, PVC double glazed window to the front elevation complemented by two further PVC double glazed windows set adjacent to the chimney breast and two central heating radiators.

**Bathroom**
9'4" x 5'2" (2.86m x 1.58m)
Panelled bath with a thermostatic shower above and screen, pedestal wash hand basin with mixer tap and a low level WC. Tiled flooring with contrasting tiled walls, PVC double glazed window to the rear elevation and a central heating radiator.

**Bedroom Two**
13'5" x 11'0" (4.10m x 3.36m)
PVC double glazed window to the rear elevation and a central heating radiator.

**Bedroom Three**
13'5" x 10'6" (4.11m x 3.22m)
PVC double glazed window to the rear elevation and a central heating radiator.

**Box Room**
6'4" x 6'4" (1.95m x 1.95m)
Stained glass leaded arch window to the front elevation with a matching copy overlooking the landing, ceiling coving and a central heating radiator.

**Outside & Outbuildings**
The rear features a cottage style garden which has low maintenance and outbuildings central to its theme including two artificial grassed areas, well stocked borders, fruit trees, crazy paved patio area and a gate leading to the side. The front includes gated access from Ackers Road and vehicular access from Chester Road, therefore, this corner plot enjoys large gardens predominantly laid to lawn complemented with mature hedgerows providing definition and privacy, selection of fruit trees and maturing bushes. The side includes off road parking, lighting and the holly bush.

**Detached Outbuilding**
19'1" x 10'0" (5.83m x 3.07m)
Access via the cottage style garden.

**Boiler Room**
4'0" x 3'4" (1.24m x 1.02m)
Externally accessed providing useful garden storage, lighting and housing the 'Worcester' boiler.

**Laundry Room**
11'10" x 9'0" (3.63m x 2.75m)
Again externally access, this outbuilding includes base, drawer and eye level units, stainless steel single sink drainer unit, spaces for both a washing machine and dryer all complete with light and power.

**Outside WC.**
9'1" x 3'6" (2.77m x 1.09m)
Attached to the laundry room but independently accessed including a low level WC. with tiled flooring.

**Tenure**
Freehold.

**Council Tax**
Band 'D' - £2,301.31 (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 4DH

**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.