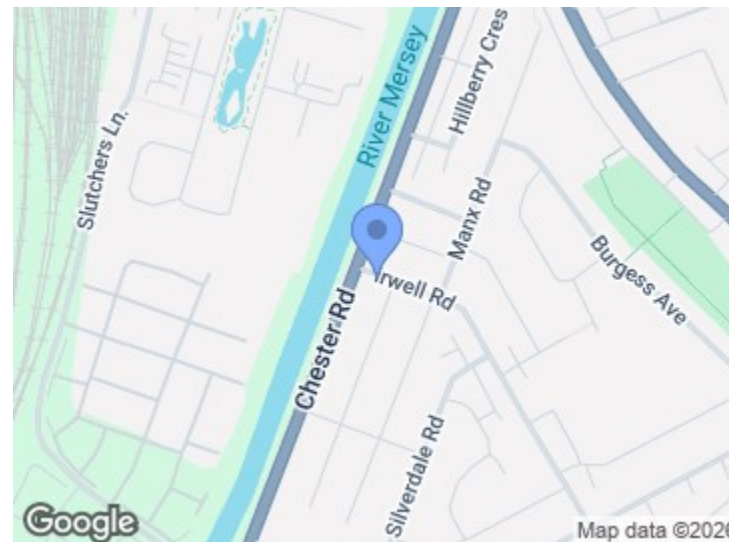




### Location

Occupying a popular and convenient residential location this delightful semi-detached property offers well-proportioned accommodation set within close proximity to the fashionable village of Stockton Heath which offers a selection of associated amenities including retail outlets, restaurants, bars, banks and building societies. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool airports. Further to the area there are a range of local schools catering for all ages with highly regarded reputations.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	76	D	A



NO CHAIN | SOUTH FACING – EXTENDED ACCOMODATION | DRIVEWAY PARKING & GARAGE | FAMILY / DINING / KITCHEN | WALKING DISTANCE TO STOCKTON HEATH | CLOSE TO TOWN CENTRE This traditional 1930's semi-detached home offers well presented accommodation over two floors. Generous room proportions with entrance porch, panelled entrance hallway, lounge with feature bay window, dining room with patio doors opening to a south facing courtyard, extended dining kitchen with patio doors to the side elevation, ground floor W.C, rear porch and garage. The first floor offers three well proportioned bedrooms with family bath / shower room and separate W.C.

£325,000

# Irwell Road



## Accommodation

Well proportioned and extended accommodation with South facing rear garden, garage and ample off-road parking. Comprising entrance porch with quarry tiles, traditional front door with original leaded and stained glass, welcoming entrance hallway with panelling and shelving, bay fronted lounge, south facing dining room with patio doors onto the rear garden, extended dining kitchen with recently fitted combi-boiler, rear porch, ground floor W.C.

## Entrance Porch

5'4" x 8'3" (1.63m x 2.53m)  
PVC Door, PVC Double glazed windows to the front and side elevations, ceiling light, quarry tiled flooring leading to the traditional style front door with frosted glass and original leaded & stained glass.

## Entrance Hallway

17'2" x 8'3" (5.24m x 2.53m)  
Generous entrance hallway with central heating radiator, PVC window to the side elevation, stairs to first floor and access to:

## Lounge

16'6" x 11'10" (5.03m x 3.62m)  
Feature bay window, central heating radiator, picture rail and chimney breast.

## Dining Room

11'10" x 12'2" (3.62m x 3.73m)  
PVC Patio doors to the South facing rear elevation, central heating radiator, ceiling light.

## Dining Kitchen

25'5" x 8'3" (7.75m x 2.53m)  
Extended dining kitchen with access to under stairs storage, wood effect laminate flooring, fitted kitchen with a range of matching eye and base level units, electric hob with matching extractor above, 'Beko' oven, stainless steel sink with drainer, space for washer / dryer, matching eye level units, PVC windows to the side and rear elevations. Open access to:

## Rear Porch

4'3" x 4'0" (1.3m x 1.23m)  
PVC Frosted front door, and access to rear cloaks room leading to:

## Ground Floor W.C

4'9" x 4'0" (1.45m x 1.23m)  
Tiled floor and part tiles walls, low level W.C, hand wash basin with chrome mixer taps, PVC Frosted window to the rear elevation.



## Bath / Shower Room

8'3" x 6'0" (2.53m x 1.85m)  
Tiled floor and tiled walls, enclosed shower with bi-folding door, hand wash basin with Chrome mixer tap, bath with Chrome mixer tap, frosted PVC Window to the rear elevation.

## Outside

The property is approached via block paved driveway for numerous vehicles, evergreen hedging and a golden gravel garden to the front elevation. The driveway opens onto a garage, in turn providing secure parking.

The low maintenance south facing rear garden features block paving and golden gravel borders and mature shrubbery providing privacy.

## Garage

15'6" x 9'4" (4.73m x 2.85m)  
Manual up & over door, light, power points and side access.

## Tenure

Freehold

## Council Tax

Tax Band 'C'

## 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.

## Local Authority

Warrington Borough Council

## Postcode

WA4 6AX

## 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.

## First Floor

### Landing

8'5" x 8'3" (2.59m x 2.53m)  
PVC Window to the rear elevation, central heating radiator and access to:

### Bedroom One

15'7" x 11'10" (4.77m x 3.62m)  
Feature bay window, central heating radiator, chimney breast.

### Bedroom Two

12'6" x 11'10" (3.82m x 3.62m)  
PVC Window to the rear elevation, central heating radiator, chimney breast.

### Bedroom Three

9'11" x 8'3" (3.03m x 2.53m)  
PVC Window to the front elevation, central heating radiator, ceiling light.

### W.C

4'6" x 2'11" (1.38m x 0.9m)  
Separate W.C with tiled floor and part tiled walls, low level W.C, hand wash basin with Chrome mixer tap.