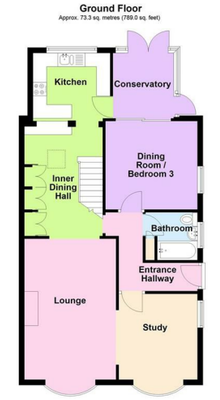
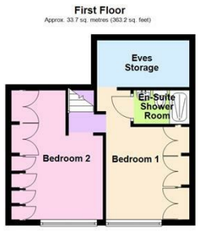
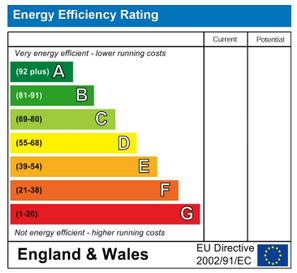


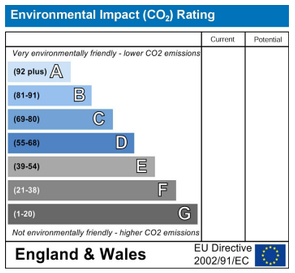
Total area: approx. 107.0 sq. metres (1152.1 sq. feet)



Location

Occupying an established location, this hugely popular area being within walking distance of Stockton Heath village boasts 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, 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 connecti





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Warrington

COWDEL CLARKE

EXTENDED DORMER BUNGALOW | GREAT SCOPE – Planning approval granted 2024/01374/FULH | VERSATILE ACCOMMODATION | FOUR Reception Rooms | TWO Bath/Shower Rooms | TANDEM Length Garage. Conveniently located, this dormer bungalow offers flexible accommodation comprising an entrance hall, lounge with feature fireplace, study, dining room, conservatory, inner dining hall, kitchen and bathroom whilst to the first floor, there are two bedrooms, an en-suite and eaves storage. Planning has been granted for a single storey rear extension and 2 dormer bedrooms to the first floor.

£260,000

Tel: 01925 600 200

98 London Road, Stockton Heath WA4 6LE. Fax: 01925 600 205 www.cowdelclarke.com email: property@cowdelclarke.com

Warrington
Gainsborough Road

Situated in an ever increasingly popular location, this extended semi-detached dormer bungalow not only offers very well proportioned accommodation but provides great potential to shape a property in one's own taste and design.

Having had some cosmetic improvements in recent years including a feature fireplace, replacement boiler and the installation of wardrobes to both bedrooms, this versatile home still provides further scope with comprising an entrance hall, lounge with solid fuel burning stove, study, dining room, conservatory, inner dining hall, kitchen and bathroom. The first floor includes two bedrooms, an en-suite and eaves storage. Externally, there are gardens to front and rear, generous driveway parking and a tandem length garage.

Accommodation

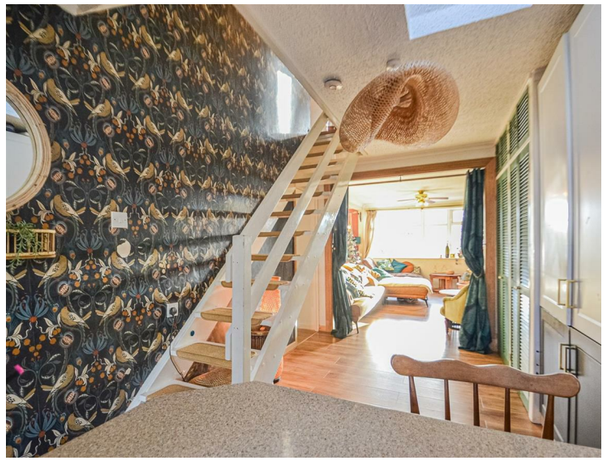
Entrance Hall
9'9" max x 9'7" max (2.98m max x 2.93m max)
Accessed through a PVC leaded double glazed door from the side elevation into an 'L' shaped reception with laminate flooring, central heating radiator, electric meter cupboard with the consumer unit and a further cupboard housing the gas meter.

Lounge
16'11" x 11'0" (5.16m x 3.36m)
The standout feature being a solid fuel burning stove set within a stylish tiled fireplace with matching hearth and an eye-catching timber mantle, laminate flooring, ceiling coving, leaded double glazed bow window to the front elevation and a ceiling fan.

Study
10'3" x 9'5" (3.14m x 2.88m)
Seamless opening from the lounge with laminate flooring, ceiling coving, leaded double glazed bow window to the front elevation and a frosted leaded double glazed window to the side elevation, central heating radiator and a ceiling fan.

Dining Room / Bedroom Three
11'1" x 10'7" (3.40m x 3.24m)
Laminate flooring, ceiling coving, frosted leaded double glazed window to the side elevation, double central heating radiator, ceiling fan and double glazed patio doors leading to the:

Conservatory
8'0" x 6'6".72'2" (2.44m x 2..22m)
PVC double glazed 'French' doors opening onto the garden with matching adjacent panels, frosted double glazed door to the side elevation with matching adjacent panels, tiled flooring and a wall light point.



Inner Dining Hall
13'9" x 9'4" (4.20m x 2.87m)
Fitted with a breakfast bar adjacent to the kitchen, twin cupboards with louvred doors providing hanging space and the 'Ideal 30 Instinct' gas boiler, further cupboard space housing the fridge/freezer and extra storage, double glazed 'Velux' window, staircase to the first floor and an opening to the:

Kitchen
9'3" x 7'10" (2.82m x 2.39m)
Range of contrasting base, drawer and eye level units with corner display shelving, four ring gas hob with an oven and grill below, one and a half bowl stainless steel single sink drainer unit with mixer tap set in a heat resistant work surface with tiled splashback, tiled flooring, spot lights and a PVC double glazed window to the rear elevation.

Bathroom
6'2" x 5'8" (1.90m x 1.75m)
White compact suite including a panelled bath with a thermostatic shower above and screen and a low level WC with wash hand basin. Chrome ladder heated towel rail, inset lighting, storage cupboard and a frosted leaded double glazed window to the side elevation.

First Floor

Landing
3'10" x 2'7" (1.19m x 0.81m)
Laminate flooring.

Bedroom One
14'9" max x 9'8" (4.51m max x 2.95m)
Range of fitted wardrobes with a wood veneer finish providing hanging and shelving space, laminate flooring, leaded double glazed window to the front elevation, central heating radiator and a ceiling fan.

En-Suite Shower Room
6'5" x 3'9" (1.96m x 1.15m)
Tiled enclosure with a thermostatic shower, wash hand basin and a low level WC. Mirrored cabinet, inset lighting and tiled walls.

Eaves Storage
10'11" x 5'4" (3.33m x 1.64m)
Excellent storage area with lighting.

Bedroom Two
14'11" x 10'6" (4.56m x 3.21m)
Range of fitted wardrobes with a wood veneer finish providing hanging and shelving space built into the contours of the room, laminate flooring, leaded double glazed window to the front elevation and a central heating radiator.

Outside
The fenced rear garden is predominantly laid to lawn including raised borders combined with a generous flagged patio area set under a pergola. The front offers a landscaped, low maintenance garden with gravel and shrubbery set adjacent to a flagged driveway which leads from the front, along the side towards the garage at the rear

Garage
29'9" x 10'7" (9.08m x 3.24m)
Tandem length garage with double door access from the front and pedestrian access from the garden. Light, power and a frosted double glazed window to the side.

Tenure
Freehold.

Council Tax
Band 'C' - £1,990.95 (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 6BS

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.