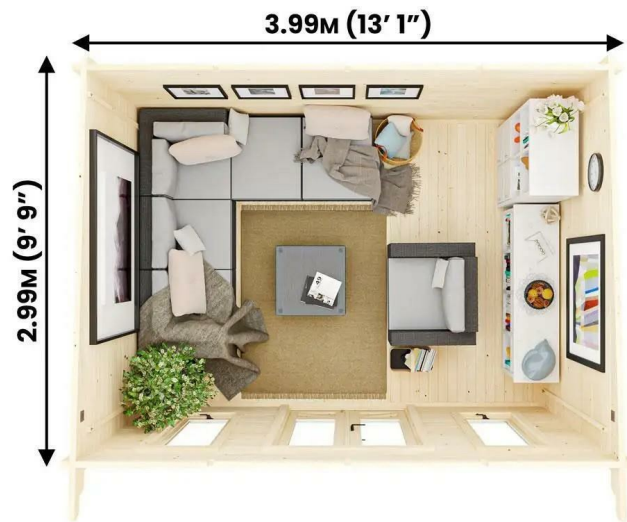


# Stockton Heath



Total area: approx. 123.8 sq. metres (1333.1 sq. feet)



## Location

This hugely popular village is surrounded by picturesque countryside, which 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.

Neighbouring Walton, 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 'Warrington Sports Club' being within walking distance which is renowned for its facilities.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	75		82
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



'BACK TO BRICK' Comprehensive Renovation including | PICTURESQUE Setting Backing onto 'BRIDGEWATER CANAL' & FIELD VIEWS to Front | Planning Permission for TWO STOREY EXTENSION (2024/00915/FULH). Detached 'Dunster House' Garden Cabin. Unique opportunity to acquire this beautifully appointed home which has been completed to the highest of standards whilst offering accommodation including a recessed entrance porch, dual aspect lounge with aluminium patio doors and log burner, open plan Shaker' style dining kitchen with centre island, 'Quartz' and premium appliances, utility with 'Viessmann' central heating system, WC, Master and two further good size bedrooms and two high-end bathrooms. Landscaped gardens, generous driveway parking and garage.

**Guide Price £699,500**

# Stockton Heath Cranleigh Close



Genuine 'back to brick' ground up restoration (images available) with specific principles in mind, quality, reliability and performance of all systems, minimum maintenance costs and longevity. All materials, trade professionals and appliances were hand selected by the current owners with a view to create their dream home experience. This work has been done to quality not to a target price/ budget. Brands include 'Porcelanosa', 'Viessmann', 'Crosswater', 'Meile' etc.

The renovation has been undertaken with the planning permission and extension opportunity in mind, with high level of detailed consideration given to 'Location of Services', Structural Requirements for Doorways and Openings', 'Capacity of Heating and Electrical Systems' all of which minimises disruption and waste.

Elements, worthy of note include but are not limited to: Replumbed central heating system including copper piping which allows heat to pass into the main structure of the house combined with a 'Viessmann' boiler which is regarded as one of the most efficient systems available as it measures both the temperature inside and out thus learning the rate of heat loss, therefore, initiating the amount of heat required to maintain the required temperature. Full rewired electrical system to '18th Edition' wiring regulations containing RCBO (Residual Circuit Breaker Overload) Devices (combination of RCD + MCB) meaning that if the extension is built there will be little disruption to the main house.

Occupying one of Stockton Heath more picturesque settings being at the head of the head of Cul-de-sac backing onto the canal and is fronted by a stream with a field opposite Warrington Sports Club (Green Belt) boasts beautifully appointed accommodation including a canopied entrance with log store, hall featuring 'Porcelanosa' tiled flooring, dual aspect lounge featuring an 8kw 'Chilli Penguin' multi-fuel stove and aluminium patio doors, open-plan dining kitchen presented in a 'Shaker' style with centre island, 'Quartz', high end integrated appliances, 'Belfast' sink unit and patio doors, utility and WC. Upstairs, there is the main bedroom with fitted furniture and a super en-suite bathroom, two further bedrooms and another beautifully presented bathroom suite. Externally, there are landscaped gardens, generous driveway parking and a garage accessed both externally and from within the house.

## Accommodation

### Ground Floor

#### Entrance Canopy

18'7" x 1'10" (5.67m x 0.57m)

'Quarry' tiled flooring, ceiling panelling, wall lighting, wood store and a composite front door leading to the:

#### Entrance Hallway

19'0" x 4'3" (5.80m x 1.31m)

A bright reception featuring a large PVC double glazed window to the front elevation combined with 'Porcelanosa' tiled flooring (porcelain tiles not ceramic), contemporary vertical radiator and a turning staircase to the first floor with a cloaks area below.

#### Lounge

19'3" x 10'9" (5.89m x 3.29m)

This light and airy principal reception room enjoys a solid fuel burning stove (Multifuel, coal and wood) with a stone hearth, exposed brick recess and an oak mantle, aluminium double glazed patio doors opening onto the rear garden, PVC double glazed 'picture' window overlooking the front and a central heating radiator.

#### Dining Kitchen

18'10" x 10'9" (5.76m x 3.29m)

Recently fitted 'Shaker' style kitchen finished in a pale grey featuring a range of matching base, drawer and eye level units complemented by a centre island with matching base level units, bar stool seating and a 'Quartz' surface. In addition, there are integrated appliances including a five ring 'Neff' gas hob with a 'Miele' illuminated chimney extractor, twin 'Neff' 'slide and hide' ovens with a grill facility, full height 'Bosch' refrigerator and a 'Miele' dishwasher complete with a 'Belfast' sink unit with a brushed chrome mixer tap sunken into a 'Quartz' work surface with matching splashback. Aluminium double glazed patio doors opening onto the rear garden, continuation of the 'Porcelanosa' tiled flooring, inset lighting, twin vertical central heating radiators and a PVC double glazed window again overlooking the rear. A further understairs storage cupboard housing the electric meter and the consumer unit complete with an adjacent door to the:



#### Utility Room

13'4" x 4'11" (4.08m x 1.51m)

Redesigned to house the industry recognised 'Viessmann' floor mounted boiler (high performance and a low operating cost) set adjacent to the pressure boosting water cylinder, plumbing for a washing machine and space for a dryer, inset lighting, tile effect cushioned vinyl flooring, further electrical consumer unit, PVC frosted double glazed window to the front elevation, central heating radiator, door to the garage and a further door to the:

#### WC.

4'7" x 3'3" (1.40m x 1.01m )

Two piece suite including a low level WC, and a vanity wash hand basin with a chrome mixer tap and cupboard storage below. Continuation of the tile effect flooring, inset lighting, pale grey brick tiled walls to dado height and a PVC frosted double glazed window to the rear elevation.

### First Floor

#### Landing

17'1" x 4'8" (5.21m x 1.43m)

Again full of light with PVC double glazed windows to the side and front elevations, loft access via a hinged hatch and integrated telescopic ladder complete with a contemporary style vertical central heating radiator.

#### Loft

Fully boarded edge to edge to edge for the full floorspace using 18mm t&g loft flooring covering the premium insulation PIR boards (not loft wool)

#### Bedroom One

12'9" x 11'10" (3.91m x 3.63m)

Panoramic views to the rear via a PVC double glazed window, full height bespoke integrated wardrobes with sliding doors providing hanging and shelving space complete with a mirrored panel, two wall light points and a central heating radiator.

#### En-Suite Bathroom

9'8" x 6'7" (2.96m x 2.02m)

A beautifully appointed full bathroom sized four piece suite boasting 'Belgravia' fittings featuring a double ended bath with a chrome mixer tap set adjacent to recessed display shelving, vanity wash hand basin with a chrome mixer tap and cupboard storage below, walk-in open enclosure with a thermostatic shower complete with rain-shower and retractable heads concluding with a low level WC. Matching fully tiled flooring and walls, inset lighting, period reflective central heating radiator, brushed chrome heated towel rail and a PVC frosted double glazed to the rear.

#### Bedroom Two

15'8" x 9'1" (4.79m x 2.78m)

Again with panoramic views, however, to the front on this occasion through a PVC double window and a contemporary style vertical central heating radiator.

#### Bedroom Three

11'4" x 7'1" (3.47m x 2.18m)

Panoramic views to the front via a PVC double glazed window, storage cupboard with sliding doors, recessed shelving and a central heating radiator.

#### Bathroom

8'10" x 6'6" (2.70m x 2.00m)

Another beautifully appointed suite including a panelled bath with a thermostatic shower above and screen complete with both rain-shower and retractable heads, chrome wash stand and basin with mixer tap and a low level WC. Matching fully tiled walls and flooring, built in cupboard providing useful storage, inset lighting, period reflective central heating radiator in addition to a matt black heated towel rail, PVC frosted double glazed window to the rear and an extractor fan.

#### 'Dunster House' Garden Cabin

13'1" x 9'9" (3.99m x 2.99m)

Timber construction (45mm thick cut and routed Tongue and Groove) Interlocking Logs on steel base featuring double glazed windows and doors (24mm air gap to residential spec) with electrical power, heating and lighting.

#### Outside

The rear garden is predominantly laid to lawn with attractive stone retaining walls, hedgerows providing privacy complete with a generous gravelled area ideal for the hardstanding of garden furniture.

#### Tenure

Freehold.

#### Council Tax

Band 'E' - £3,043.92 (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 6SD

#### Possession

Vacant Possession upon Completion.

#### Viewing

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

#### Ancillary Information

Heating and electrics: Comprehensive new heating and hot water system designed and installed throughout using 22mm and 15mm Copper (no plastic or microbore) and additional oversized radiators resulting in class leading performance coupled with incredibly low energy consumption. Prysman cable and Schneider Consumer unit, sockets, switches throughout to latest wiring regulations. Additional features include the use of individual isolated circuits (via RCBO's) surge protection and a separate main incoming isolator switch. The quality and specification of both the electrical and heating systems exceeds all current requirements and regulations and has been professionally designed and installed for low maintenance, reliability, ease of use and low operating costs. The boiler system currently has 13 years warranty remaining.