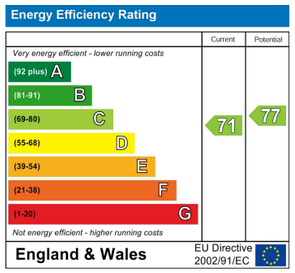
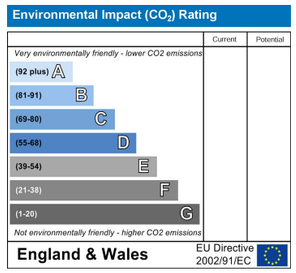
Walton

Total area: approx. 188.7 sq. metres (2031.2 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.





SUPER FAMILY DETACHED Home | WALKING DISTANCE of the Village | SOUGHT AFTER Location | OPEN-PLAN Dining Kitchen | CONVERSION above the Garage. Set back from the road, this appealing detached home will create a buzz of activity with accommodation comprising an entrance porch, hall, cloakroom & WC, lounge, dining room, study, recently installed dining kitchen, utility, main bedroom with en-suite, three further bedrooms and a modern family bathroom. Conversion above the garage, generous gardens, large driveway and a double garage.

£735,000

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Walton
Belvoir Road

This detached home, built by industry recognised 'Bryant Homes' prior to the turn of the century. occupies a premium plot being set back from the road and a prime position with views across to the tree lined road opposite.

In recent years there has been a programme of improvements undertaken including but not limited to a new kitchen in a 'Shaker' style with a comprehensive range of units complimented by several integrated appliances, replacement flooring and a contemporary style bathroom suite. Furthermore, there was an extension conducted a number of years ago above the garage.

Enjoying great curb appeal, this attractive home will create much interest with it being situated on one of the sought after roads within walking distance of the village combined with a great frontage. The accommodation includes an entrance porch with period style pillars, hall with a feature shaped arch, cloakroom & WC, lounge with a feature fireplace, dining room with 'French' doors, study, dining kitchen and utility. The first floor comprises a main bedroom with fitted wardrobes and an en-suite, three further good size bedrooms, modern bathroom suite and a converted space above the garage. Generous gardens, large driveway and double garage.

Accommodation

Ground Floor

Entrance Porch
6'0" x 3'0" (1.83m x 0.92m)
Painted timber pillars and balustrade set on a brick base with 'Quarry' tiled flooring, inset lighting and a stained glass frosted leaded glazed front door leading to the:

Entrance Hallway
16'1" x 6'8" (4.91m x 2.05m)
Bright and airy reception boasting a feature arch, wood grain effect laminate flooring, staircase to the first floor with panelling and a painted balustrade and spindles, frosted double glazed window to the front elevation providing extra light, understairs storage cupboard, ceiling coving and a double central heating radiator.

WC
5'7" x 3'10" (1.72m x 1.19m)
Two piece white suite including a low level WC. and a pedestal wash hand basin, white brick tiled walls to dado height, wood grain effect laminate flooring, frosted double glazed window to the rear elevation and a central heating radiator.

Lounge
18'3" x 13'0" (5.58m x 3.98m)
Benefitting from a cast iron fireplace with a slate tile hearth and surround as the centre piece, double glazed bay window to the front elevation, three wall light points, ceiling coving, television point, two double central heating radiators and double doors leading to the:

Dining Room
13'1" x 8'11" (4.01m x 2.74m)
Situated to the rear with double glazed 'French' doors overlooking the garden with matching adjacent panels, continuation of the wood grain effect laminate flooring, ceiling coving and a double central heating radiator.

Study
10'4" x 8'6" (3.15m x 2.61m)
Continuation of the wood grain effect laminate flooring, double glazed bay window to the front elevation, ceiling coving and a double central heating radiator.

Dining Kitchen
19'7" x 11'2" (5.99m x 3.41m)
A refitted 'Shaker' style kitchen fitted with a range of matching base, drawer and eye level units with concealed lighting, in addition to integrated appliances including a four ring induction hob with an illuminated chimney extractor above and deep drawer storage below, 'Neff' 'Hide and Slide' oven and grill, 'Neff' second oven with grill and a larder fridge, integrated freezer. Furthermore, there are further units set adjacent, above and below a television recess. One and a half bowl stainless steel, single sink drainer unit with mixer tap set in a granite work surface with a matching splashback. A continuation of the wood grain effect laminate flooring, inset lighting, two double glazed windows to the rear elevation and two central heating radiators.

Utility Room
7'4" x 6'3" (2.26m x 1.93m)
Fitted matching base level units with adjacent spaces for a washing machine and dryer, stainless steel, single sink drainer unit with mixer tap set in a heat resistant roll edge work surface with a tiled splashback complete with a wall mounted 'Vaillant' boiler. A continuation of the wood grain effect laminate flooring, double glazed door to the side elevation, double glazed window to the rear and a staircase to the loft conversion

First Floor

Loft Conversion
17'6" x 15'2" (5.35m x 4.64m)
Accessed via a staircase from the utility into this space converted above the garage comprising two double glazed 'Velux' windows to the rear, timber beamsd and a central heating radiator.

Landing
15'6" x 6'0" (4.74m x 1.84m)
Airing cupboard, loft access, double glazed window to the front elevation and a double central heating radiator.

Bedroom One
14'0" x 13'2" (4.27m x 4.02m)
Double wardrobe providing hanging and shelving space, part panelled wall to dado height, double glazed bay window to the front elevation and a double central heating radiator.

En-Suite Shower Room
7'3" x 4'11" (2.23m x 1.50m)
Modern suite including a tiled cubicle with a thermostatic shower, pedestal wash hand basin and a low level WC. Wood effect, cushioned vinyl flooring with contrasting tiled and panelled walls, chrome ladder heated towel rail, frosted double glazed window to the side elevation, shavers point and an extractor fan.

Bedroom Two
14'1" x 9'4" (4.30m x 2.86m)
Walk-in wardrobe providing hanging and shelving space, double glazed window to the rear elevation and a central heating radiator.

Bedroom Three
14'3" x 8'9" (4.35m x 2.69m)
Part panelled walls, double glazed bay window to the front elevation and a central heating radiator.

Bedroom Four
11'3" x 8'11" (3.43m x 2.72m)
Double glazed window to the rear elevation and a central heating radiator.

Bathroom
7'5" x 6'3" (2.27m x 1.91m)
Modern, white three piece suite including a tiled bath with a thermostatic shower above, both rain-shower and retractable shower heads all complete with a screen, wash hand basin set into a vanity unit with cupboard storage below and a low level WC. Cushioned vinyl flooring with contrasting tiled walls, shavers point, frosted double glazed window to the rear elevation, double central heating radiator and an extractor fan.

Double Garage
18'3" x 16'1" (5.58m x 4.92m)
Vehicular access via twin up 'n' over doors, electric consumer unit, light and power.

Outside
Benefitting from 'curb-appeal' in abundance, this modern detached home sits back from the road enjoying open plan gardens predominantly laid to lawn with an adjacent large driveway providing parking for several vehicles which in turn leads to the garage, The rear again features a generous garden laid lawn, in addition to both a flagged patio area and a circular gravelled feature, well stocked borders, timber shed, pergola, power point and a cold water tap.

Tenure
Freehold.

Council Tax
Band 'F' - £3,111.48 (2024/2025)

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 6PE

Possession
Vacant Possession upon Completion.

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