Stockton Heath

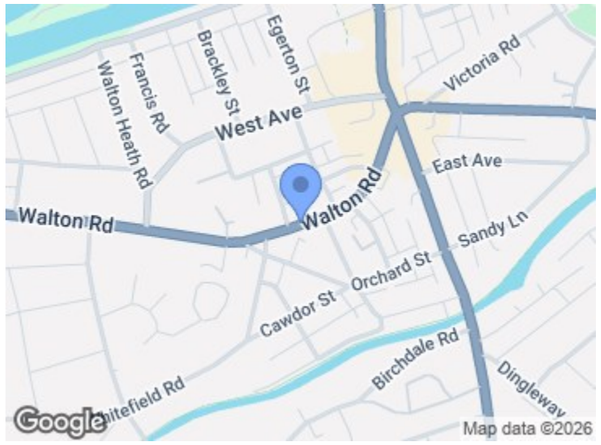


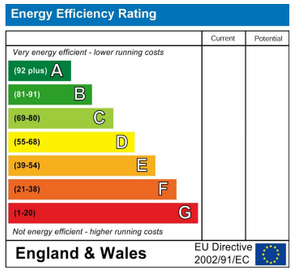
Total area: approx. 71.8 sq. metres (772.7 sq. feet)

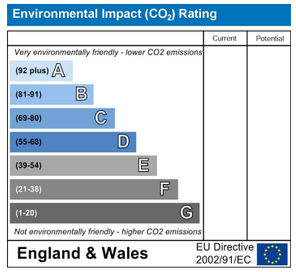


Location

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.









REFURBISHED, RENDERED TERRACED COTTAGE | DUAL-ASPECT Lounge & Dining Area | HIGH GLOSS Fitted Kitchen | Contemporary NEW BATHROOM Suite | THREE Well Proportioned Bedrooms. Boasting an excellent layout, this attractive house features extremely tasteful accommodation including an entrance hall, lounge & dining area, kitchen, landing with cupboard housing the recently installed boiler., three bedrooms and a bathroom suite. Landscaped rear garden

£299,950

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Stockton Heath
Walton Road







Occupying a central village location, this attractive, white rendered terraced cottage has been the subject of a comprehensive programme of works, improvements and decoration including but not limited to a new composite front door, tiled flooring, oak staircase, wall panelling, plastering, new carpets, new internal doors, 'French' doors opening onto the garden, damp proof course, replacement windows and shutters, new combination boiler, contemporary bathroom suite, boarded and insulated loft, lighting, wardrobes in bedroom three, landscaping and redecoration.

This beautifully appointed home is a credit to our clients comprising a welcoming entrance hall accessed through a composite front door with tiled flooring, panelled walls and an oak staircase with storage, open-plan, dual aspect lounge and dining area with recently laid carpets and 'French' doors to the gardens, fitted kitchen with high gloss units and integrated appliances, landing with access to the loft which is boarded and insulated, three bedrooms with fitted wardrobes to bedroom three and a beautifully presented contemporary bathroom suite. Externally, there are landscaped gardens featuring artificial grass and flagging.

Accommodation

Ground Floor

Entrance Hallway
11'5" x 5'8" (3.48m x 1.73m)
Accessed through a 'Composite' front door with a leaded double glazed panel into a welcoming reception with tiled flooring, panelled walls, oak staircase to the first floor with a polished balustrade, spindles and storage below, central heating radiator and a cupboard housing the electric meter and consumer unit.

Lounge & Dining Area
18'7" x 15'0" (5.68m x 4.59m)
An open-plan reception room with PVC double glazed window to the front elevation with shutters, inset lighting, PVC double glazed 'French' doors opening out onto the rear garden and a central heating radiator.

Kitchen
12'4" x 6'8" (3.77m x 2.04m)
Fitted high gloss kitchen in grey featuring a range of matching base, drawer and eye level units with concealed lighting, in addition to a full height cupboard providing basket shelving and integrated appliances including a four ring halogen hob, oven & grill, illuminated chimney extractor and a dishwasher. Tiled flooring, inset lighting, spaces for freestanding appliances. PVC double glazed window to the rear elevation and a PVC double glazed door opening onto the rear garden.





First Floor

Landing
13'5" max x 9'7" max (4.10m max x 2.93m max)
Continuation of the panelled walls to dado height, cupboard housing the 'Baxi 600' combination boiler, loft access and a PVC double glazed window to the rear elevation.

Bedroom One
10'4" x 8'5" (3.17m x 2.58m)
PVC double glazed window to the front elevation and a central heating radiator.

Bedroom Two
10'3" x 8'6" (3.14m x 2.60m)
Storage cupboard providing hanging and shelving space, PVC double glazed window to the front elevation and a central heating radiator.

Bedroom Three
9'9" x 7'2" (2.98m x 2.20m)
Range of fitted wardrobes providing hanging and shelving space, PVC double glazed window to the rear elevation with shutters and a central heating radiator.

Bathroom
7'5" x 6'8" (2.27m x 2.04m)
Beautifully appointed white, contemporary, three piece suite boasting a mosaic effect tiled feature wall comprising a panelled bath with a thermostatic shower above and both retractable and rain-shower heads, wash hand basin with a chrome mixer tap set on a vanity unit with drawer storage below. Matching tiled flooring and walls to dado height, inset lighting, chrome ladder heated towel rail, PVC frosted double glazed window to the rear elevation and an extractor fan.

Outside
The enclosed landscaped rear garden offers a combination of artificial grass and stone flagging ideal for the hardstanding of garden furniture, in addition to power points, lighting and a composite shed providing excellent storage.

Tenure
Freehold.

Council Tax
Band 'B' - £1,789.91 (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 6NW

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.