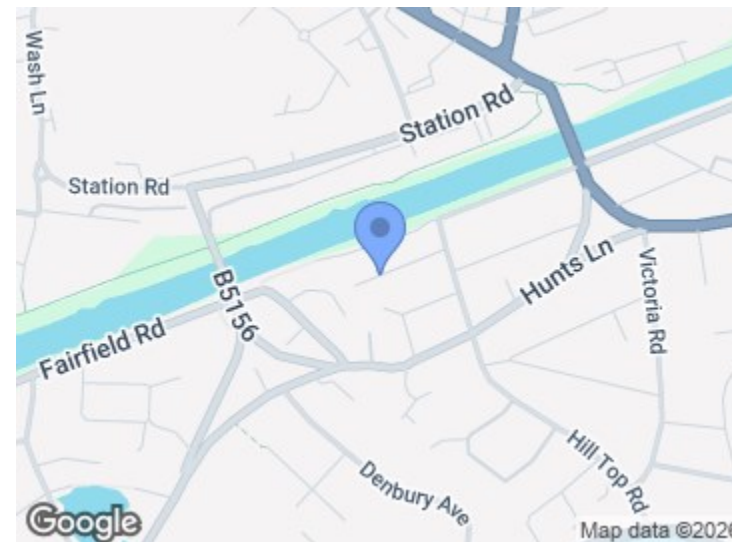


# Stockton Heath

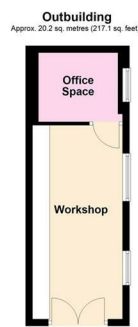


## Location

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.



Total area: approx. 115.1 sq. metres (1239.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

EXTENDED Semi, Full of ORIGINAL FEATURES | OPEN-PLAN Farmhouse Dining Kitchen | GARDEN Room with 'Reclaimed Oak' Flooring | Three Bedrooms & FOUR PIECE Bathroom Suite | WORK-SHOP & OFFICE Space (Former Garage). This 1930s bay fronted home offers a wealth of charm and character including cast iron fireplaces and wooden flooring comprising an entrance porch, hallway, lounge, open-plan breakfast kitchen, dining room and garden room complete with a useful utility. The first floor includes three bedrooms and a good sized bathroom. 'Indian' stone walled patio, mature private garden with summerhouse and a block paved driveway with adjacent garden.

£425,000

# Stockton Heath Greenbank Gardens



Set within this quiet cul-de-sac location bordering Stockton Heath and Grappenhall with a mix of maturing residents and young families retaining an excellent sense of community.

This 1930s extended semi-detached property boasts many original features including cast iron fireplaces, stained glass leaded glazed windows, picture rails and coving. Externally, there is a block paved driveway set adjacent to a walled garden with pink magnolia tree whilst to the rear, there is a generous 'Indian' stone walled patio and mature private garden with summerhouse and shed. In addition, there is a useful workshop with air-conditioning and separate office space which has been re-purposed from the original garage.

The accommodation, presented over two storeys comprises an entrance porch with attractive arched feature, 'Quarry' tiling and an original stained glass front door leading to the entrance hall which features polished wooden flooring, bay fronted lounge with a feature fireplace, open-plan 'L' shaped 'Shaker' country style kitchen with 'Belfast' sink, dining room and large glass roofed garden room extension complete with a useful utility / boot room / laundry with a recently installed 'Worcester Bosch' gas boiler. Upstairs, the main bedroom is located to the front with a bay window and a range of fitted furniture, second bedroom overlooking the garden and the third is a single as expected. The extended bathroom enjoys a four piece bathroom suite incorporating an off-set corner bath, tiled cubicle with a thermostatic shower, fitted units with pelmet lighting and underfloor heating.

## Accommodation

### Entrance Porch

5'9" x 1'10" (1.77m x 0.58m)

Attractive arched brick entrance with 'Quarry' tiled flooring, courtesy lighting, power points and an original style stained glass frosted leaded glazed front door with matching adjacent panels leading to the:

### Entrance Hallway

12'5" x 5'8" (3.79m x 1.73m)

A charming reception with polished wooden flooring, staircase to upstairs with featured panelling, painted balustrade and spindles, picture rail and ceiling coving. Understairs storage cupboard housing the electricity meter, consumer unit and gas meter. Double glazed window to the side and a central heating radiator with cover.

### Lounge

12'2" x 10'9" (3.71m x 3.29m)

Full of character including a cast iron fireplace with living flame coal effect gas fire, decorative tile inset and a black tiled hearth. Stripped wooden door, picture rail, ceiling coving, leaded double glazed bay window overlooking the front and a double central heating radiator.

### Dining Kitchen

17'0" x 12'2" (5.20m x 3.71m)

Open-plan farmhouse style kitchen fitted with a range of matching base, drawer and eye level units complemented with integrated appliances including a four ring gas hob with an illuminated extractor above and oven below. Porcelain sink unit with a period reflective mixer tap set in a tiled work surface and splashback, contrasting tiled flooring and breakfast bar with a polished wooden surface.

Cast iron fireplace with a living flame coal effect gas fire and tiled hearth, picture rail, ceiling coving, ceiling rose, double glazed window to the side elevation, double central heating radiator and double glazed 'French' doors with matching adjacent panels leading to the:



## Garden Room

15'1" x 10'5" (4.60m x 3.20m)

Reclaimed 'French Oak' flooring, double glazed 'French' doors set within a double glazed bay opening onto the garden and a central heating radiator.

## Utility Room

9'7" x 5'6" (2.94m x 1.70m)

Accessed from the kitchen via sliding glazed doors offering further storage comprising further eye and base level units, stainless steel single sink drainer unit with mixer tap set into a work surface with tiled splashback and spaces for freestanding appliances below. Wall mounted 'Worcester' gas boiler, timber panelled ceiling, tiled flooring, double glazed stable door to the side elevation and spotlights.

## First Floor

### Landing

8'6" x 5'11" (2.60m x 1.81m)

Ceiling coving and a stained glass leaded glazed window to the side elevation

### Bedroom One

13'3" x 10'11" (4.04m x 3.33m)

Fitted with a range of furniture including twin double wardrobes providing hanging and shelving space, further cupboard space providing ample shelving with mirrored fronts and a drawer unit. Leaded double glazed bay window to the front elevation and a double central heating radiator.

### Bedroom Two

11'4" x 10'9" (3.47m x 3.30m)

Recently insulated loft with storage platform and lighting accessed via a pull-down ladder, double glazed window to the rear elevation and a central heating radiator.

## Bedroom Three

6'11" x 5'11" (2.12m x 1.82m)

Picture rail, leaded double glazed window to the front elevation and a central heating radiator.

## Bathroom

7'11" x 7'0" (2.43m x 2.14m)

Generous four piece suite with underfloor heating including a corner bath with a chrome mixer shower head, tiled cubicle with a thermostatic shower with retractable head, wash hand basin set into a vanity unit with cupboard storage below and an adjacent low level WC. Tiled walls to dado height with subtly contrasting tiled flooring, inset lighting, white ladder heated towel rail, eye level cabinet storage with pelmet lighting and matching mirror all complete with a stained glass leaded glazed window to the side elevation.

## Outside

The landscaped rear garden is themed into two distinct areas, namely, a generous flagged courtyard bordered with a knee height sized brick wall neighbouring well stocked beds housing flowering plants and shrubs. From the 'Al-Fresco' dining area, there are steps down to a well manicured lawn garden with pathway leading to a rear gate which in turn provides access to a bridle path adjacent to the canal. In addition, there are mature trees and bushes providing a degree of privacy combined with a shed and summerhouse ideal for storage. The front features a block paved driveway with an adjacent low maintenance garden set behind a knee height brick wall with posts which in turn leads along the side via double gates.

## Garage

18'6" x 8'6" (5.66m x 2.60m)

This garage, accessed through double doors has been re-purposed into a work-shop with tiled flooring, double glazed windows to the side elevation, air-conditioning unit also a source of heating, full length work surface, electric consumer, power, lighting and a door to a space currently used as an:

## Office

7'8" x 6'6" (2.35m x 2.00m)

Continuation of the tiled flooring, insulated walls, spotlights and a double glazed window to the side elevation.

## Tenure

Leasehold.

## Council Tax

Band 'C' - £2,213.76 (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 2DR

## Possession

Vacant Possession upon Completion.

## Viewing

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