

Stockton Heath



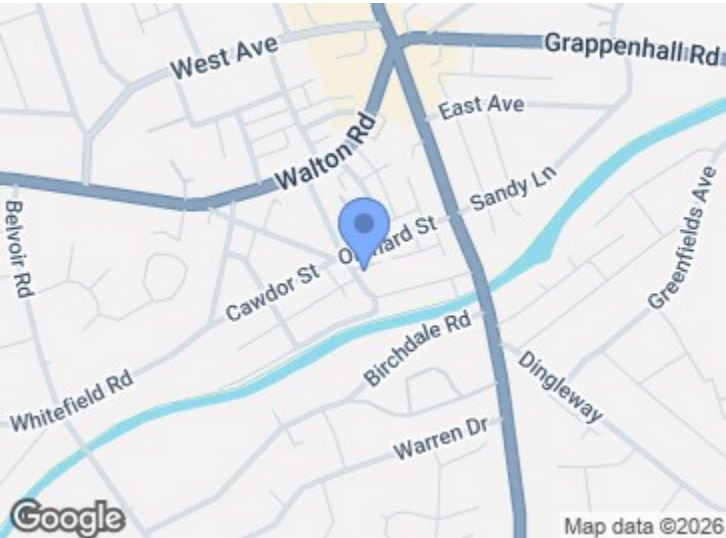
'VICTORIAN' bay fronted end terrace | Prime VILLAGE Setting close to the 'BRIDGEWATER CANAL' | Charming PERIOD Features | TWO Separate Reception Rooms. This most attractive home offers tastefully presented accommodation including an entrance hallway, bay fronted lounge, separate dining room, kitchen, two double bedrooms and a four piece bathroom suite. Rear walled courtyard and terrace style garden to the front.

£310,000

Tel: 01925 600 200

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.

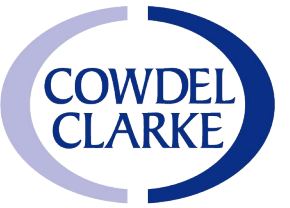


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	75
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

Stockton Heath

Farrell Road



Accommodation

Occupying a prime village location, this bay fronted end terrace oozes a wealth of charm and character with features including a solid fuel burning stove, ceiling corbels, coving and polished wooden flooring.

The aforementioned turn of the century property is situated within view of the 'Bridgewater Canal' and offers well proportioned accommodation including a welcoming entrance hall accessed through a composite front door, lounge with a bay and a solid fuel burning stove as its centre piece, separate dining room, fitted kitchen with access to the garden whilst to the first floor there is the main bedroom with a cast iron fireplace, further double bedroom and a four piece bathroom suite. Externally, there are recreational areas to both front and rear elevations.

Entrance Hallway

15'5" x 3'4" (4.72m x 1.04m)

Accessed through a frosted double glazed composite front door with a further double glazed panel above providing further light. Ceiling corbels, polished wooden flooring, ceiling coving, staircase to the first floor, shoe storage cupboard and a central heating radiator.

Lounge

14'6" x 13'8" (4.44m x 4.18m)

Beautiful appointed principal reception room full of character boasting a solid fuel burning stove set on a tiled hearth with a timber mantle, polished wooden flooring, picture rail, ceiling rose, ceiling coving, PVC double glazed bay window overlooking the front and a central heating radiator.

Dining Room

12'6" x 11'5" (3.82m x 3.49m)

PVC double glazed window overlooking the rear and a central heating radiator.

Kitchen

12'4" max x 8'10" (3.78m max x 2.71m)

Fitted with a range of matching base, drawer and eye level units, in addition to an electric cooker point, plumbing for a washing machine, extractor hood and space for a fridge/freezer. Stainless steel circular sink unit with drainer and mixer tap set in a granite style hear resistant, roll edge work surface with a tile splashback, wall mounted 'Worcester' gas boiler, slate effect tiled flooring, inset lighting, PVC double glazed window overlooking the courtyard combined with a PVC frosted double glazed door to the side and an understairs storage cupboard with shelving, electric meter and consumer unit.



First Floor

Landing

12'1" x 5'1" (3.70m x 1.57m)

Loft access.

Bedroom One

17'5" max x 12'10" (5.31m max x 3.92m)

Cast iron fireplace with decorative tiling, ceiling coving, ceiling rose, two PVC double glazed windows overlooking the front and a central heating radiator.

Bedroom Two

12'1" x 9'4" (3.70m x 2.87m)

PVC double glazed window overlooking the rear and a central heating radiator.

Bathroom

9'1" x 8'8" (2.77m x 2.66m)

A most generously proportioned room including a panelled bath, tiled cubicle with a thermostatic shower, pedestal wash hand basin and a low level WC. Part tiled walls with contrasting tiled flooring, inset lighting, chrome heated towel rail and a PVC frosted double glazed window to the rear elevation.

Outside

To the rear, there is an enclosed walled courtyard with a brick outhouse and side courtesy gate. The front includes a terrace style flagged garden set behind a dwarf brick wall with wrought iron railings and gate.

Tenure

Freehold.

Council Tax

Band 'B' - £1,937.04 (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 6LR

Possession

Vacant Possession upon Completion.

Viewing

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

