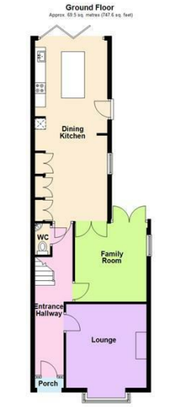
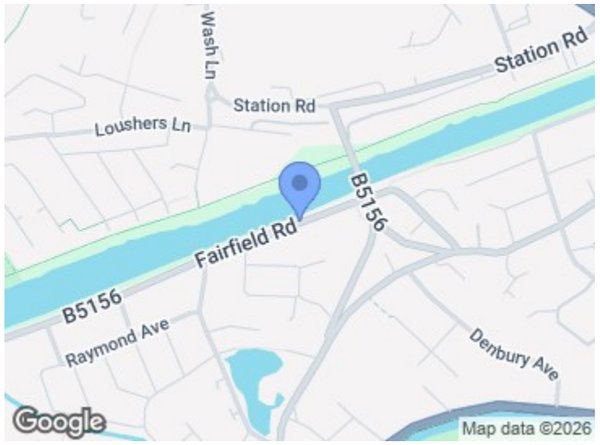
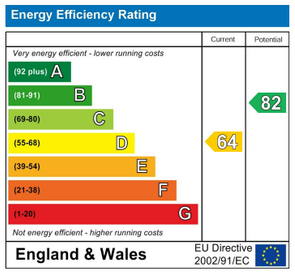
Stockton Heath

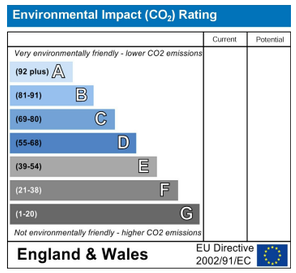


Location

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.







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MUCH IMPROVED 'VICTORIAN' Semi | FULL of CHARM & CHARACTER | Super OPEN-PLAN Breakfast Kitchen & Dining Area with CENTRE ISLAND, APPLIANCES & BI-FOLDING Doors | 'AL-FRESCO Dining & OUTDOOR KITCHEN | FOUR DOUBLE Bedrooms | EN-SUITE & FAMILY BATHROOM. An internal inspection is essential to appreciate the size, quality and charm on offer with this period residence which comprises an entrance porch, hallway, cloakroom and WC, lounge, family room, open-plan dining area and breakfast kitchen, four double bedrooms, en-suite and a family bathroom. Landscaped, south facing gardens boasting an outdoor kitchen and driveway parking.

£650,000

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Stockton Heath
Fairfield Road

Worthy of a close, internal inspection, this 'Victorian' bay fronted semi-detached home oozes a wealth of charm and character having enjoyed an ongoing programme of improvements over the years. Features of special mention include but are not limited to the welcoming reception with polished wooden flooring, panelled walls and a cloakroom with WC. and 'Victorian' tiling, a relaxed and cosy lounge featuring a cast iron fireplace with decorative tiling and ebonised style surround, complete with a feature bay window with shutters, repurposed family room with access from both the hall and dining area combined with 'French' doors which lead to the side garden, open-plan dining area and breakfast kitchen which has been overhauled over recent years. The first floor enjoys the master bedroom at the front with an en-suite shower room, three further double bedrooms and a recently replaced bathroom suite. Externally, there has been significant landscaping undertaken resulting in an out door kitchen, 'Al Fresco' dining areas, large lawned garden, sleepers with well stocked raised borders and areas of 'York' stone paved patio areas.

Situated on an extremely popular road overlooking the canal, this period, bay fronted semi-detached property offers very well proportioned accommodation presented over two storeys. In brief, the house includes a recessed entrance porch with 'Quarry' tiling and an original style door leading into the entrance hall which is over seven metres in length, cloakroom and WC. charming lounge with period features, separate family room and open-plan dining area and breakfast kitchen complete with a comprehensive range of matching units and appliances. Upstairs, there are four double bedrooms, en-suite to the master and a family bathroom. Landscaped gardens, an outdoor kitchen and off road parking.

Accommodation

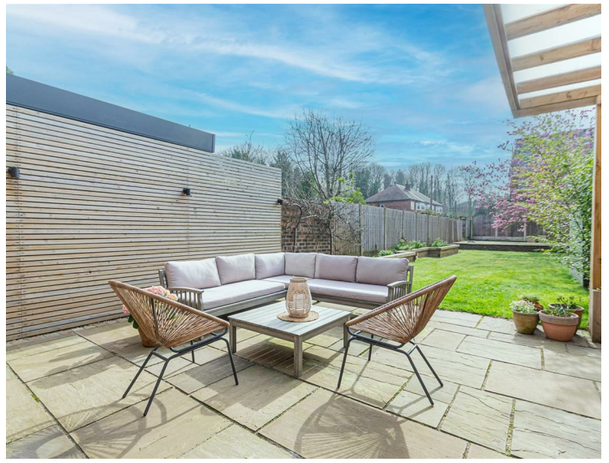
Entrance Porch
4'5" x 2'1" (1.37m x 0.66m)
Quarry tiled step, courtesy light and a painted frosted glazed original door with matching panels adjacent and above leading to the:

Entrance Hallway
23'2" x 5'9" (7.08m x 1.77m)
Charming, warm reception featuring polished wooden flooring, panelled walls to dado height, ceiling coving and a period reflective central heating radiator.

WC.
4'9" x 2'3" (1.46m x 0.71m)
Two piece suite including a wash hand basin with 'Victorian' style splash back tiling and a low level WC. Continuation of the polished wooded flooring, electric consumer unit and an extractor fan.

Lounge
16'6" x 12'4" (5.04m x 3.76m)
A beautiful reception room of character including a cast iron fireplace with a living flame coal effect gas fire with a decorative tile inset, contrasting green tiled hearth and an ebonised style wooden surround, ceiling coving, ceiling rose, picture rail, two wall light points, period reflective central heating radiator and a PVC double glazed square bay window overlooking the front with shutters.

Family Room
12'0" x 10'11" (3.66m x 3.35m)
Another delightful reception room including a continuation of the polished wooden flooring, PVC double glazed 'French' doors opening out onto the side courtyard, PVC double glazed window overlooking the side elevation, ceiling rose, ceiling coving, picture rail, contemporary style vertical central heating radiator and glazed doors to the:



Breakfast Kitchen & Dining Room
27'7" x 11'1" (8.43m x 3.39m)
A striking, open-plan heart-beat to the house including a fine range of matching base, drawer and full height units finished in a matt grey including a utility area housing the washing machine and dryer, larder cupboard, further storage display shelving. In addition, there are integrated appliances comprising a 'Bosch' induction hob with an illuminated chimney extractor above, twin ovens, dishwasher and a recess for an 'American' style fridge/freezer with further storage above. Furthermore, there is a centre island with a granite work surface, further cupboard storage below and seating for four persons. Other elements worthy of mention include a 'Belfast' sink unit with a 'hot water' tap set into a granite work surface with a 'Victorian' style tile splashback, double glazed bi-folding doors opening out onto the outdoor kitchen and courtyard, continuation of the polished wooden flooring, inset lighting, two PVC double glazed windows to the side elevation and a PVC double glazed door again to the side and both a standard central heating radiator and a vertical central heating radiator.

First Floor

Landing
31'11" x 5'10" (9.73m x 1.78m)
Split into a front and rear landing with panelled walls to dado height, ceiling corbels, inset lighting, ceiling coving and two loft accesses.

Bedroom One
13'6" x 12'10" (4.13m x 3.93m)
Range of freestanding furniture with pelmet lighting and opaque glazed doors providing hanging, shelving and drawer storage, polished wooden flooring, ceiling coving, two wall light points, PVC double glazed window to the front elevation with shutters central heating radiator and a door leading to the:

En-Suite Shower Room
12'9" x 3'3" (3.90m x 1.01m)
White three piece suite including a white brick tiled cubicle with a thermostatic shower, circular wash hand basin with black mixer tap mounted onto a timber surface with cupboard storage below and mirror above, complete with a low level WC. Part tiled walls to dado height, 'Victorian' style tiled flooring, inset lighting, ceiling coving, shavers point, matt black vertical central heating radiator, extractor fan and a PVC frosted double glazed window to the side elevation.

Bedroom Two
12'1" x 11'0" (3.70m x 3.36m)
Polished wooden flooring, panelled walls to dado height, vertical central heating radiator and a PVC double glazed window overlooking the rear.

Bedroom Three
12'11" x 7'9" (3.94m x 2.37m)
Fitted desk with shelving above set adjacent to the chimney breast, PVC double glazed window to the side elevation with shutters, ceiling coving and a vertical central heating radiator.

Bedroom Four
10'11" x 7'11"j (3.35m x 2.42mj)
PVC double glazed window overlooking the large garden, ceiling coving and a vertical central heating radiator.

Bathroom
7'8" x 5'10" (2.36m x 1.80m)
Replaced three piece suite including a panelled bath with a thermostatic shower above and screen, wash hand basin with a waterfall mixer tap, splash back tiling and an illuminated mirrored cabinet above, complete with a low level WC. Engineered wood effect flooring, inset lighting, part tiled walls, chrome ladder heated towel rail and an extractor fan.

Outside
Boasting an unusually large south facing garden to the rear featuring separate themed areas including the outdoor kitchen being the stand-out feature. Set beneath an open-plan covered timber construction, the kitchen comprises a stainless steel single sink drainer unit within a tiled work surface with cupboard storage below, in addition to both a gas 'Ultar' and traditional 'Weber' barbecues. Furthermore, there is a 'York' stone patio ideal for 'Al Fresco' dining with an adjacent timber panelled feature with lighting. Beyond this area, the garden has been further landscaped with raised sleepers providing well stocked borders, a large turfed garden and a further patio area at the rear ideal for the hardstanding of a garden room. In conclusion, there is a further generous space at the side which again is paved providing further scope and flexibility. The front includes a block paved driveway providing off road parking set behind a dwarf brick wall with 'Highbank' (Property Name) etched into it.

Tenure
Leasehold dated 16 August 1950, with a Term of 999 years (less 1 year) from 17 April 1897 and an annual ground rent of £4.50.

Council Tax
Band 'D' - £2,301.31 (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 2BU

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.