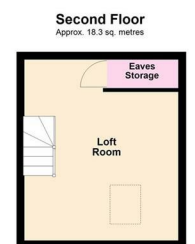
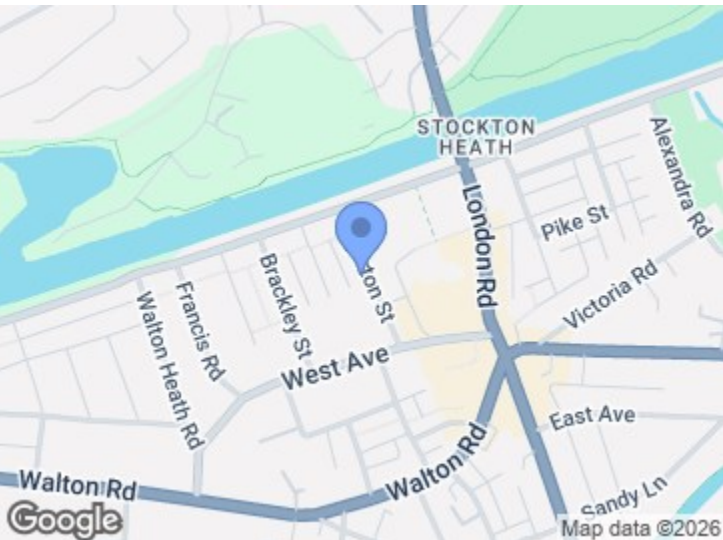


# Stockton Heath



## Location

Occupying a convenient and sought after location within walking distance of the cosmopolitan village of Stockton Heath which offers a selection of associated amenities including retail outlets, restaurants, bars, banks and building societies. For more comprehensive shopping needs the larger commercial town of Warrington also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool Airports. Further to the area are a range of local schools catering for all ages with highly regarded reputations.



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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



PERIOD MID TERRACED | CENTRAL STOCKTON HEATH | OFF ROAD PARKING | MODERN KITCHEN & BATHROOM | TWO RECEPTION ROOMS | TWO BEDROOM PLUS LOFT ROOM | WESTERLY FACING GARDEN Offering spacious accommodation this charming terrace features an entrance vestibule, lounge, dining room with feature fireplace, kitchen with modern high gloss units and appliances with door to the rear garden. The first floor presents two bedrooms, a four piece bathroom and second floor loft room with velux window. Externally there is a generous rear courtyard garden with gated access leading to off road parking.



[www.cowdelclarke.com](http://www.cowdelclarke.com)

£295,000

Tel: 01925 600 200



# Stockton Heath

## Egerton Street



### Accommodation

A delightful period style mid terrace property benefiting from spacious and modernised accommodation offered 'For Sale' over two storeys. To the ground floor there is an entrance vestibule which provides access to a lounge, leading to a dining room with a feature fireplace, in turn a stylishly fitted kitchen complete with a range of matching modern high gloss units and appliances. To the first floor there are two good sized bedrooms and a family bathroom which is fitted with a modern white four piece suite with contemporary chrome fittings. In addition there is a super loft room with Velux window. An internal inspection is highly recommended at the earliest convenience.

### Entrance Vestibule

2'11" x 2'7" (0.9m x 0.8m)

PVC front door with Double glazed panel above, leading to an entrance porch with wood effect laminate floor, ceiling coving and ceiling light.

### Lounge

11'5" x 9'6" (3.5m x 2.9m)

Continued wood effect laminate flooring, PVC window to the front elevation, central heating radiator, chimney breast and storage cupboard housing electric and gas metres.

### Dining Room

13'5" x 13'1" (4.1m x 4m)

Continued wood effect flooring, central heating radiator, recessed chimney breast, feature PVC roof window, under stairs recess, access to:

### Kitchen

10'11" x 8'2" (3.35m x 2.5m)

High gloss eye and base level units complimented with stylish grey wood effect flooring. Integrated fridge, freezer, four ring gas hob, bespoke pantry cupboards. Inset stainless one and a half bowl sink with drainer and stylish 'brushed steel' hot and cold tap, heat resistant roll top work surfaces with part tiled splashback, PVC Window to the side elevation and PVC opening to the rear garden. Boiler cupboard with 'Combi2 C30' Boiler.

### First Floor



### Landing

Staircase, ceiling coving, under stairs cupboard and central heating radiator.

### Bedroom One

12'11" x 8'2" (3.95m x 2.5m)

PVC Window to the front elevation, central heating radiator, ceiling light, chimney breast.

### Bedroom Two

13'3" x 7'2" (4.05m x 2.2m)

Integrated storage with shelving, central heating radiator, PVC Window to the rear elevation, ceiling light.

### Family Bathroom

11'8" x 8'2" (3.56m x 2.5m)

White four piece suite comprising an oversized panelled bath with chrome taps, separate shower cubicle with sliding door, low level Wc, wall mounted wash hand basin with chrome mixer tap, tiled walls, tiled flooring, ladder style central heating radiator, two double glazed frosted windows to the side and rear elevations and spotlights.

### Second Floor

#### Loft Room

15'3" x 10'7" (4.65m x 3.25m)

Double central heating radiator, double glazed velux window and power and light and built in cupboard.

#### Outside

The property features a low maintenance, westerly facing rear garden with Astroturf in the main, with brick borders, feature planters, fencing and garden gate leading to the rear parking area.

#### Tenure

Leasehold

#### 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.

#### Local Authority

Warrington Borough Council.

#### Postcode

WA4 6DT

#### Possession

Vacant possession upon completion.

