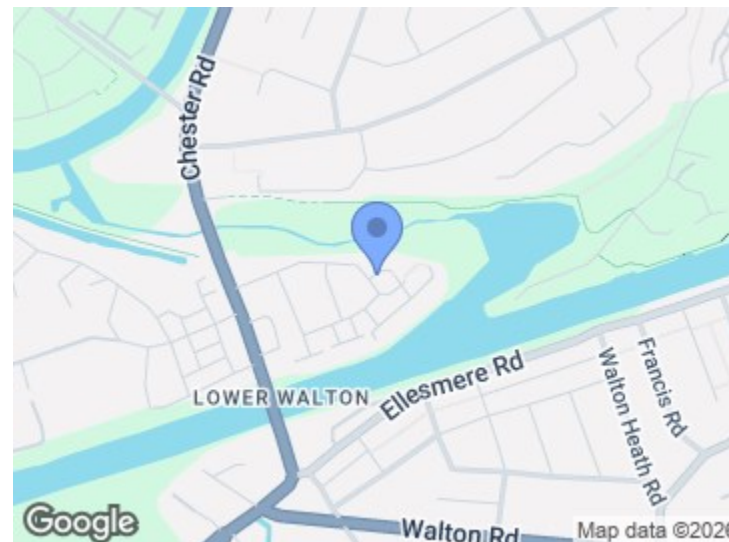


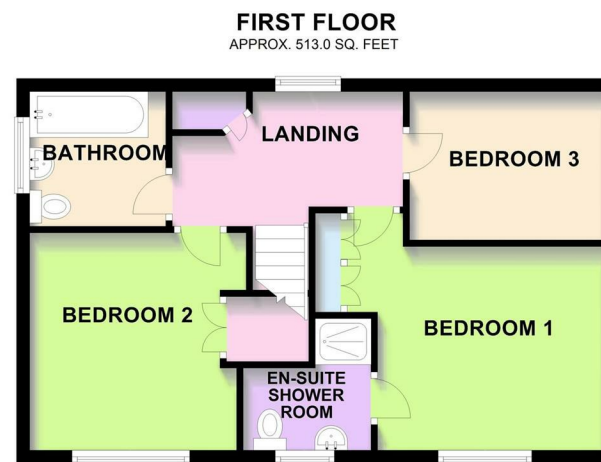
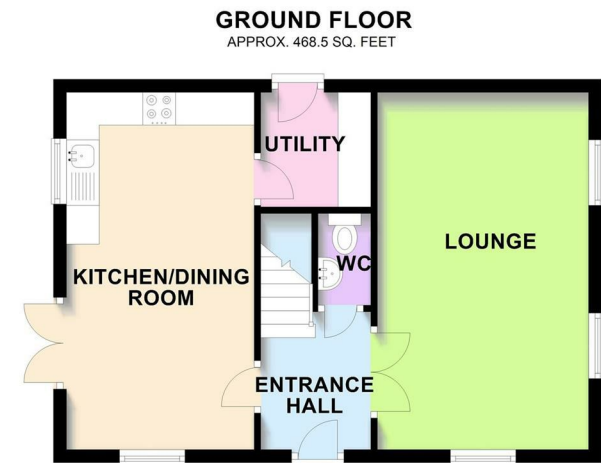
Walton Locks

Location

Occupying a delightful accommodation this beautifully presented detached property benefits from being within close proximity to the fashionable village of Stockton Heath which offers a range of local amenities including retail outlets, restaurants, bars, banks and building societies. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool airports. Further to the area there are a range of local schools catering for all ages with highly regarded reputations.



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



STUNNING DETACHED HOME | OPEN PLAN DINING KITCHEN | THREE DOUBLE BEDROOMS | MASTER BEDROOM WITH EN-SUITE & FITTED WARDROBES | OFF ROAD PARKING. This well-presented property offers a great family home. Internally there is an entrance hallway, dining kitchen, utility room, lounge, WC. To the first floor, there are three bedrooms, fitted wardrobes, an en-suite shower room and a family bathroom. Externally off road parking and gardens to the front and rear.

£340,000

Walton Locks Camberwell Drive



ACCOMMODATION DETAILS

A stunning detached family home that benefits from natural light to many rooms, but also is a pleasant home. The property although built-in 2016 has a feeling of a new property and includes an entrance hallway, WC, lounge, dining kitchen with fitted eye level wall, base and drawer units, utility room with matching units, side door access and french doors out into the generous sized garden. To the first floor, there is a master bedroom with an en-suite shower room and fitted wardrobes, two further bedrooms and a family bathroom. Externally there is a double width driveway and gardens to the front and rear. The property is fully double glazed and central heated throughout.

ENTRANCE HALL

Access via a double glazed door with access into the dining kitchen, lounge, WC and stairs to the first floor.

DINING KITCHEN

17'10 x 9'5 (5.44m x 2.87m)
Matching range of eye level wall, base and drawer units with a four ring gas hob, double oven, stainless steel sink and drainer unit, dishwasher set in a heat resistant roll top work surface. Extractor hood with stainless steel splashback, spotlights and double glazed window to the rear elevation and Amtico flooring. Dining area with french doors opening onto the rear garden, double glazed window to the front elevation, tv point and central heating radiator.

UTILITY ROOM

5'9 x 5'6 (1.75m x 1.68m)
Matching range of wall and base units with heat resistant roll top work surface, plumbing for washing machine, side door, Amtico flooring, central heating radiator.

WC

Comprising a white two-piece suite with low-level WC, and pedestal wash hand basin, Amtico floor, extractor fan and central heating radiator.



EN-SUITE SHOWER ROOM

6'11 x 6'0 (2.11m x 1.83m)
Comprising a white three-piece suite with a built-in shower cubicle with folding door, low-level WC, pedestal wash hand basin, tiled splashback, vinyl floor, shaver point, extractor fan and light. Double glazed frosted window to the front elevation, ladder style radiator.

BEDROOM TWO

11'0 x 9'9 (3.35m x 2.97m)
Double glazed window to the front elevation, full height fitted wardrobe over the stairs and central heating radiator.

BEDROOM THREE

9'2 x 7'5 (2.79m x 2.26m)
Double glazed window to the side elevation and central heating radiator.

FAMILY BATHROOM

6'8 x 5'6 (2.03m x 1.68m)
A white three piece panelled bath with shower over the bath, folding shower screen, low-level WC, pedestal wash hand basin, tiled walls, tall ladder style radiator, extractor fan and light.



LOUNGE

17'10 x 10'7 (5.44m x 3.23m)
With double doors from the hallway into the lounge, three double glazed windows giving plenty of natural light coming from two elevations, Amtico floor, tv point and central heating radiator

LANDING

Double glazed window to the rear elevation, built-in airing cupboard and access into the bedrooms and bathroom.

BEDROOM ONE

13'0 x 12'4 (3.96m x 3.76m)
With two double fitted wardrobes, two double glazed windows to two elevations, a central heating radiator and tv point. Access to the en-suite

