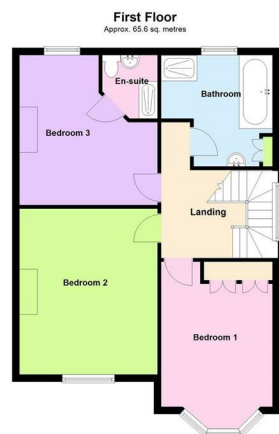


# Stockton Heath



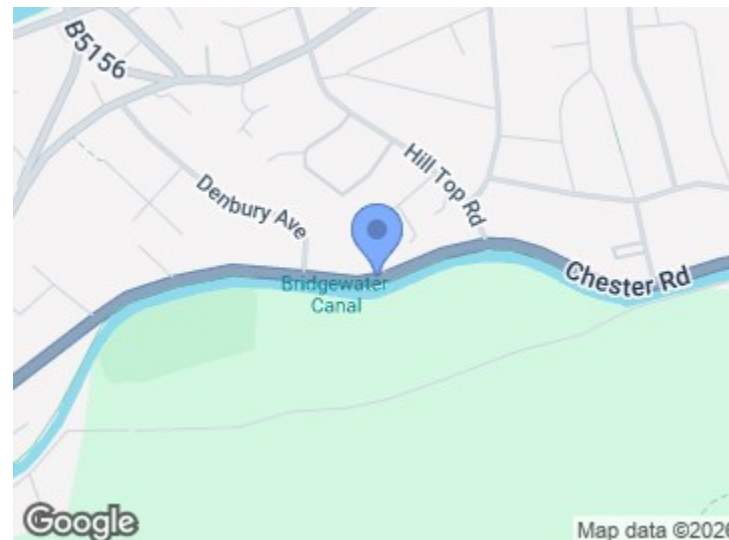
Total area: approx. 141.9 sq. metres



## Location

Stockton Heath and Grappenhall are semi-rural villages in Warrington Cheshire, within commuting distance to the Lymm junctions of the M6 & M56 motorways. Grappenhall borders the villages of Thelwall and Stockton Heath of which both have a selection of shops, The village is also sited between the 'Ship Canal' and the 'Bridgewater Canal' including attractive parkland, canals, streams and the 'Trans Pennine Trail' which all provide scenic walking, cycling and running routes. There is also a selection of cosy pubs in the village, perfect for post-walk entertainment.

Along with the church, Grappenhall village contains two pubs, the Parr Arms and the Ram's Head, and St Wilfrid's Primary School. Bradshaw Community Primary School is located north of the village centre both of which are assessed favourably.



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	72	81

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		

STUNNING & EXTENDED Victorian Semi | Full of CHARM & CHARACTER | Walking Distance of Grappenhall VILLAGE, CHURCH & SCHOOL | Panoramic Views over 'BRIDGEWATER Canal. Landscaped Gardens & SUMMER House | THREE Reception Rooms & THREE DOUBLE Bedrooms. An outstanding 'Victorian' residence offering extended accommodation including a covered porch, entrance vestibule, hallway, cloaks, lounge, dining room, family room/dining area, dining kitchen, utility and WC. Upstairs, there is a super landing with picture window, three double bedrooms, en-suite and family bathroom. Beautifully appointed gardens and generous driveway parking.

Guide Price £575,000

# Stockton Heath Summerville Gardens



Benefitting from this highly regarded 'Summerville Gardens' address combined with an extremely attractive aspect, this 'Victorian' property will be of interest to many. Whilst having a 'Stockton Heath' address, 'Summerville Gardens' enjoys the enviable position of being related to Grappenhall and its village church and schools.

Occupying a prime plot, this much improved and extended homes enjoys enhanced accommodation very rarely available. Full of charm and character. Number 11 is accessed via a covered porch which in turn leads into an entrance vestibule through a period style stained glass door and again through a further similar door to an impressive hall which in turn leads to the following: cloakroom with stained glass, lounge with 'Portuguese Limestone' fireplace, dining room, open-plan family room and dining area, open-plan dining kitchen, utility and WC. Upstairs, there is an impressive landing with a feature picture window, master bedroom with furniture and bay, second bedroom, third bedroom with en-suite and a super family bathroom.

A canal view property within striking distance of both Grappenhall Village and Stockton Heath will all he character and charm whilst being able to super accessible for most.

## Accommodation

### Ground Floor

#### Covered Porch

Courtesy lighting and stone steps leading up to the stained glass, original style front door leading into the:

#### Entrance Vestibule

4'9" x 3'1" (1.47m x 0.95m)

Polished oak flooring, wall light point and a stained glass door with matching adjacent panel leading to the:

#### Entrance Hallway

10'9" x 7'10" (3.28m x 2.41m)

Continuation of the polished wooden flooring with an attractive staircase to the first floor with a polished wooden balustrade, painted spindles and newel post complete with a walk-in cloak room below featuring 'Quarry' tiled flooring, stained glass leaded glazed window to the front, gas meter, electric meter and consumer unit.

#### Lounge

15'8" x 13'1" (4.79m x 3.99m)

The stand-out feature of this principal reception room is the 'Portuguese Limestone' fireplace boasting a remote control living flame log effect gas fire, bay window to the front elevation with sash double glazed panels, picture rail ceiling coving, ceiling rose, high-profile skirting boards, two wall light points and a central heating radiator.

#### Dining Room

13'1" x 13'0" (4.01m x 3.98m)

Another striking reception room with a decorative recessed chimney breast with marble surround and matching raised hearth, picture rail, ceiling coving, double glazed sash window again overlooking the front and a central heating radiator.

#### Family Room & Dining Area

18'2" x 12'6" (5.55m x 3.83m)

Super open-plan room comprising a hole in the wall fireplace with a metallic surround featuring a living flame log effect gas fire, polished wooden flooring, ceiling coving, two wall light points, glass ceiling windows and full height glazed double doors with matching adjacent panels leading to the:

#### Dining Kitchen

13'10" x 13'0" (4.24m x 3.98m)

A light and airy open-plan room boasting a 'Shaker' style kitchen fitted with a range of matching base, drawer and eye level units with concealed lighting complete with a breakfast bar with seating for four persons housing and a stainless steel double sink drainer unit with mixer tap set in a composite work surface. Furthermore, there are integrated appliances including a five ring gas hob with splashback, oven & grill below and an illuminated chimney extractor above, refrigerator and dishwasher. Continuation of the polished wooden flooring, inset lighting, double glazed 'French' doors opening out on to the garden, glass ceiling windows and an internal window overlooking the dining area.

#### Utility Room

7'7" x 4'10" (2.32m x 1.49m)

Fitted with a matching full height storage cupboard and eye level units, roll edge work surface with space below for a washing machine, dryer and counter freezer. Continuation of the wooden flooring, double glazed window to the rear elevation and a door to the:



#### WC.

4'11" x 3'8" (1.50m x 1.12m)

Two piece suite including a low level WC. and a pedestal wash hand basin, chrome mixer tap and splash back tiling. Continuation of the polished wooden flooring, wall mounted electric heater and a frosted double glazed window to the front elevation.

#### First Floor

#### Landing

13'0" x 7'10" (3.97m x 2.39m)

Eye catching feature being the stained glass picture window overlooking the side elevation on the half landing,

#### Bedroom One

15'8" x 13'1" (4.79m x 3.99m)

Range of fitted wardrobes providing hanging and shelving space with further cupboard storage above combined with a dressing table with drawer storage, bay window to the front elevation with double glazed sash, picture rail and a double central heating radiator.

#### Bedroom Two

13'1" x 13'1" (4.01m x 4.00m)

Cast iron fireplace with a decorative tile inset, period reflective surround and mantle, PVC double glazed sash window to the front elevation, picture rail, loft access and a double central heating radiator.

#### Bedroom Three

13'1" x 12'2" (4.00m x 3.72m)

Cast iron fireplace with matching mantle, picture rail, PVC double glazed sash window overlooking the rear and a double central heating radiator

#### En-Suite Shower Room

7'1" x 4'4" (2.16m x 1.34m)

Panelled cubicle with a thermostatic shower with a retractable head, pedestal wash hand basin with a chrome mixer tap and splash back tiling complete with a low level WC. Eye level storage cupboard set adjacent to a fitted mirror with pelmet lighting, laminate flooring, chrome ladder heated towel rail and an extractor fan.

#### Inner Lobby

Arched entry from the landing with a door leading to the:

#### Bathroom

9'3" x 7'8" (2.83m x 2.34m)

Contemporary four piece suite including a panelled bath with mixer shower head and splash back tiling, panelled cubicle with a thermostatic shower with a retractable head, oval wash hand basin with mixer tap set on a vanity unit with drawer storage below, splash back tiling and mirrored cabinet above complete with a low level WC. Tile effect vinyl flooring, spotlights, contemporary vertical central heating radiator, floor to ceiling cupboard providing storage and the 'Glow-worm Beta com 30c' gas boiler and two wall light points.

#### Rear Garden

A truly picturesque garden, full of colour whilst providing several themed areas. The more traditional space includes a lawn with well stocked borders including an 'Acer' tree, purpose built working pond with sun trap behind and work shop whilst set adjacent is a flagged courtyard including a cold water tap, lighting and a covered pergola offering 'Al Fresco' dining, lighting, tiled flooring and a heating bar located in front of the:

#### Summer House

12'7" x 6'6" (3.84m x 1.99m)

Accessed via sliding doors with engineered flooring, light and power, storage cupboards, work surface and panelled walls.

#### Side Garden

The driveway is accessed from Summerville Gardens (Side Elevation) into a compressed concrete driveway which leads to to the front whilst there is gated access to the rear garden.

#### Front Garden

The front is set behind a dwarf brick wall consisting of a compressed concrete driveway with gravelled borders, maturing plants and shrubs.

#### Tenure

Freehold.

#### Council Tax

Band 'E' - £3,043.92 (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 2EG

#### 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.

