Stockton Heath



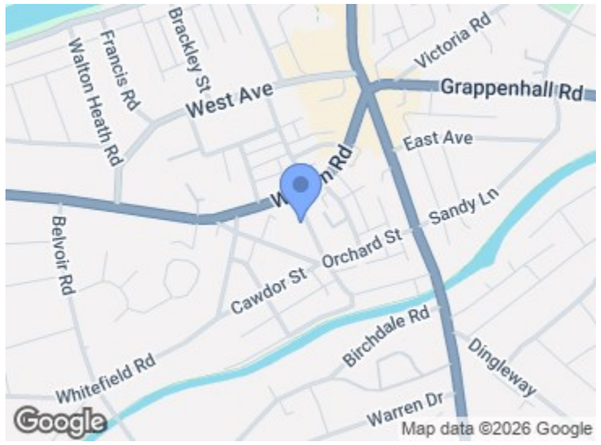


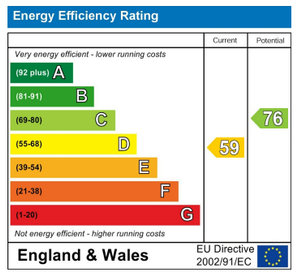


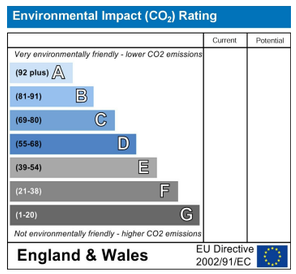
Total area: approx. 108.0 sq. metres (1162.8 sq. feet)

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.









Late Victorian BAY FRONTED Terrace with CELLAR | Full of CHARM & CHARACTER | Reception Room with FEATURE FIREPLACES | Large 'SHAKER' Style Dining Kitchen | UTILITY & Additional Downstairs WC. FOUR PIECE Bathroom Suite | CELLAR. Benefitting from a central village location, this attractive home comprises an entrance hall, lounge, dining room, dining kitchen, utility and downstairs WC. Upstairs, there are two bedrooms and a modern bathroom suite with chrome fittings.

£335,000

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Stockton Heath
Heath Street







Accommodation

Ground Floor

Entrance Hallway
12'10" x 3'1" (3.92m x 0.95m)
A charming reception accessed through a frosted, leaded double glazed door with a further double glazed panel above, laminate flooring, ceiling coving, staircase to upstairs and a central heating radiator with cover.

Lounge
14'6" x 11'1" (4.44m x 3.40m)
Cast iron fireplace with a living flame coal effect gas fire, decorative tile inset, marble hearth and lime stone surround. Adjacent base level cupboards with shelving above, ceiling coving, PVC double glazed window overlooking the rear and a central heating radiator.

Dining Room
11'7" max x 10'11" (3.55m max x 3.34m)
Another attractive reception room with stripped and polished floorboards, traditional cast iron arch insert fireplace with living flame coal effect gas fire, raised hearth and a painted carved surround. PVC double glazed sash windows set into a square bay overlooking the front with shutters, ceiling coving, two wall light points and a central heating radiator.

Dining Kitchen
16'9" x 7'10" (5.13m x 2.40m)
'Shaker' style kitchen fitted with a range of matching, base, drawer and eye level units complemented by integrated appliances including a four ring gas hob with an illuminated chimney extractor above, oven and grill, dishwasher and freezer. 'Armitage Shanks' 'Belfast' sink with mixer tap set into a wooden work surface with tiled splashback, inset lighting and tiled flooring. Double glazed 'Velux' window as well as two PVC double glazed windows to the side elevation, central heating radiator and a door with two glazed panels leading to the:

Utility
8'2" x 7'7" max (2.51m x 2.32m max)
Work surface with space for a washing machine and tumble dryer below, floor to ceiling cupboard providing storage and a wall mounted 'Worcester Greenstar' gas boiler. Tiled flooring, loft access, period reflective central heating radiator. PVC double glazed window overlooking the garden and a PVC double glazed door to the side





WC.
4'9" x 2'3" (1.47m x 0.71m)
Two piece suite including a wash hand basin and a low level WC. Continuation of the tiled flooring, PVC frosted double glazed window to the rear and an extractor fan.

Cellar
14'7" x 13'2" max (4.45m x 4.02m max)
Gas meter, electricity meter and consumer unit, laminate flooring and a window letting some natural light in.

First Floor

Landing
14'6" x 11'1" max (4.42m x 3.40m max)
An 'L' shaped landing with an illuminated loft access via a drop-down ladder

Bedroom One
14'6" x 13'1" (4.44m x 3.99m)
Range of fitted wardrobes providing hanging, shelving and drawer storage, PVC double glazed window overlooking the front with shutters and a period reflective central heating radiator.

Bedroom Two
11'0" x 7'10" (3.36m x 2.39m)
Feature wall with panelling to dado height, PVC double glazed window overlooking the rear and a central heating radiator.

Bathroom
8'10" x 7'11" (2.71m x 2.43m)
Four piece bathroom suite with chrome fittings including a panelled bath with mixer shower head, tiled cubicle with a thermostatic shower and retractable head, pedestal wash hand basin and a low level WC. Panelled walls to dado height, cushioned vinyl flooring, inset lighting, ceiling coving, period reflective central heating radiator with heated towel rail, PVC frosted double glazed window to the rear, extractor fan and a shavers point.

Outside
At the back, there is an enclosed courtyard with a sunny south-westerly aspect combined with a larger than average storage facility which can be access from the side and rear. The front includes a low maintenance garden enclosed with wrought iron railing set adjacent to a matching gate which leads to the front door.

Tenure
Freehold.

Council Tax
Band 'C' - £2,213.76 (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 6LP

Possession
Vacant Possession upon Completion.

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