

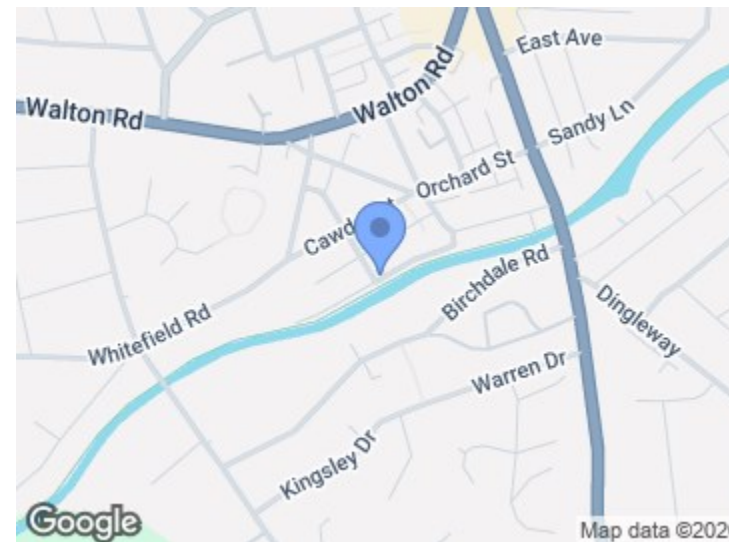
# Stockton Heath



## Location

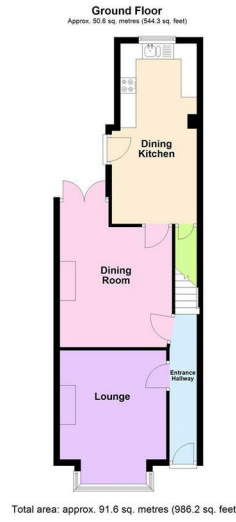
This hugely popular village is surrounded by picturesque countryside, which was once a Roman settlement, Stockton Heath has since been home to many notable residents, including film legend George Formby. Boasting an impressive selection of independent shops and boutiques as well as useful amenities including 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.

Neighbouring Walton, The estate of Walton Hall and its surrounding gardens, previously owned by the Greenall family, are open to the public offering facilities for pitch and putt, crazy golf, bowls and a children's zoo. Inside the hall, function rooms are available for hire for themed events. The leafy surroundings provide an ideal setting for walkers and families looking for perfect picnic areas. The area also benefits from 'Warrington Sports Club' being within walking distance which is renowned for its facilities.



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		



Views of 'BRIDGEWATER CANAL' | 'VICTORIAN' Terrace Full of 'CHARM & CHARACTER' | OPEN PLAN Dining Kitchen | SEPARATE Reception Rooms, DOUBLE Bedrooms & Box Room | SURPRISINGLY Large Garden & OFF ROAD PARKING. This garden fronted period home comprises a traditional entrance hall, lounge with feature fireplace, dining room with 'French' doors, extended dining kitchen, two double bedrooms, box room and a four piece bathroom suite. Externally, there are various garden area and off road parking accessed from the service road.

Offers In Excess Of £375,000

# Stockton Heath Beech Road



Probably one of the most recognised and sought after locations within the village. Set within this tranquil setting overlooking the 'Bridgewater Canal' with a mix of residents retaining an excellence sense of community.

This 'Victorian' house offers huge potential to extend and remodel similar to a number of the neighbouring properties whilst retaining all of its charm and character with features including stripped doors, cast iron fireplaces, ceiling corbels, cornicing, ceiling roses and picture rails.

Over recent years, our clients have undertaken some remedial works including but not limited to 'Electrical Certification' conducted in October 2021, 'Chimney Stack' maintenance in August 2020, 'Roof Overhaul' in June 2021, 'Repoint & Seal' side and rear walls in September 2023 and 'Gas Inspection' conducted in August 2025.

Presented over two storeys, this attractive residence boasts a range of period features with accommodation comprising a welcoming reception with ceiling corbels, lounge with cast iron fireplace and bay window, separate dining room with 'French' doors, open plan dining kitchen, whilst to the first floor, there are two double bedrooms again with cast iron fireplaces, box room and a four piece bathroom suite. Externally, there are extensive low maintenance gardens, off road parking and canal views to the front.

## Accommodation

### Ground Floor

#### Entrance Canopy

Original painted timber front door with glazed panel above leading to the:

#### Entrance Hallway

14'9" x 3'2" (4.50m x 0.99m)

A traditional reception of character including ceiling corbels, ceiling coving staircase to upstairs and a central heating radiator.

#### Lounge

14'0" x 11'2" (4.27m x 3.42m)

A charming cast iron fireplace with a living flame coal effect gas fire with a decorative tile inset and hearth complete with a period reflective surround. Further features including a PVC double glazed bay window with views of the canal, ceiling cornicing, picture rail, ceiling rose and picture rail. Central heating radiator.

#### Dining Room

15'1" max x 11'8" (4.60m max x 3.58m)

Recessed chimney breast, ceiling rose and ceiling coving. Double glazed 'French' doors opening out on to the side patio with a glazed ceiling light and a central heating radiator.



#### Bedroom Two

12'10" max x 9'10" (3.92m max x 3.01m)

Cast iron fireplace with a decorative tile hearth, original cupboard providing hanging and shelving space, ceiling rose, ceiling coving, loft access, PVC double glazed window overlooking the rear and a central heating radiator.

#### Box Room

5'11" max x 4'9" max (1.82m max x 1.45m max)

Ceiling coving, PVC double glazed window overlooking the side and a central heating radiator.

#### Bathroom

8'11" x 8'6" (2.72m x 2.60m)

Four piece white suite including a panelled bath, tiled cubicle with a 'Triton' thermostatic shower, pedestal wash hand basin with mirrored cabinet above and a low level WC. Cupboard housing the wall mounted 'Baxi' gas boiler, laminate flooring, part tiled walls to dado height, ceiling coving, PVC frosted double glazed window to the side elevation, central heating radiator and an extractor fan.

#### Outside

The walled and fenced garden to the rear is somewhat surprisingly large and separated into different themes. From the kitchen and dining room doors you are greeted with a small flagged patio area which in turn leads to the flagged courtyard sited directly behind the dining kitchen featuring a brick built barbecue, cold water tap and ample space for the hardstanding of garden furniture defined by a dwarf brick wall. From this Al-Fresco dining area you step down to a further space which includes an artificial lawn neighbouring a gravelled area which houses a composite storage shed and pathway leading to the gravelled off road parking accessed through wrought iron gates from the service road. The front offers a flagged terrace set behind a dwarf brick wall with established borders.

#### 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 6LT

#### 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.



#### Dining Kitchen

18'10" x 8'11" (5.76m x 2.72m)

Range of matching base, drawer and eye level units with corner display shelving concealed lighting, in addition, there is a four ring gas hob with oven & grill below and an illuminated chimney extractor above. Stainless steel single sink drainer unit with mixer tap set in a heat resistant roll edge work surface. Space for a washing machine, inset lighting, tiled flooring, ceiling coving, PVC double glazed window overlooking the rear garden, frosted glazed door opening to the side and an under the stairs cupboard housing the electric meter and consumer unit.

#### First Floor

#### Landing

14'5" x 4'8" max (4.41m x 1.44m max)

Ceiling rose, ceiling coving and a central heating radiator.

#### Bedroom One

14'10" x 11'4" (4.54m x 3.46m)

Cast iron fireplace with a decorative tile hearth, ceiling coving, ceiling rose, two PVC double glazed windows overlooking the canal and a central heating radiator.

