

Stockton Heath



HEART OF STOCKTON HEATH VILLAGE I EXTENDED WITH THREE DOUBLE BEDROOMS & EN-SUITE I STYLISHLY PRESENTED I GROUND FLOOR W.C I OFF-ROAD PARKING This extended semi-detached home enjoys an enviable position just a short stroll to Stockton Heath village centre. Comprising entrance hallway, lounge, modern high gloss Kitchen with appliances, dining room with patio doors to the garden, ground floor WC and access to the store. The first floor offers a modern family bath / shower room, three double bedrooms with en-suite dressing area and shower room to the main bedroom. Off road parking with gardens to front and rear elevations.

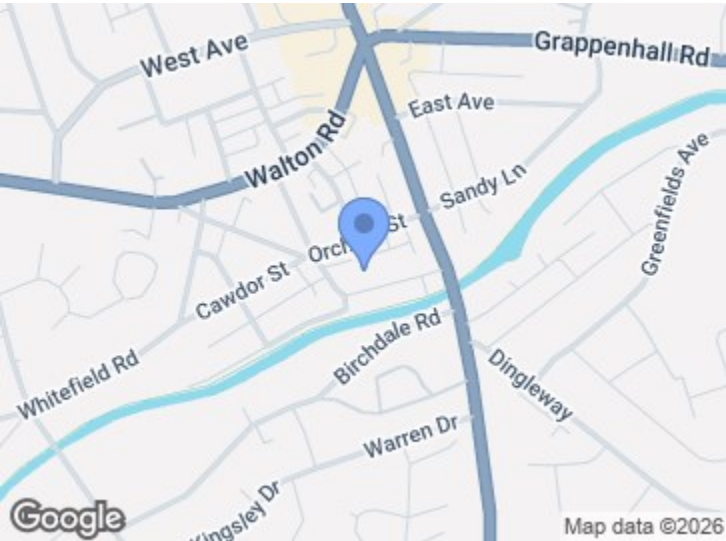
£400,000

Tel: 01925 600 200

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 116.6 sq. metres



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Stockton Heath Evesham Close



Accommodation

Beautifully appointed and thoughtfully extended accommodation just a short walk from Stockton Heath Village centre. Located in a popular cul-de-sac location, this three double-bedroom property features recently upgraded and refurbished accommodation including a beautifully appointed Kitchen with a range of appliances, stylish bathroom suite and en-suite with dressing area to the main bedroom.

Ground Floor

Entrance Canopy

Courtesy Light, 'Composite frosted double glazed front door leading into the:

Entrance Hallway

Engineered wooden flooring in a 'Herringbone' design, central heating radiator and a glazed Oak door leading to the:

Lounge

16'2" (max) x 12'7" (4.93m (max) x 3.86m)

Hole in the wall fireplace with contemporary hearth hosting living flame twig effect gas fire, convenient bespoke cupboard and display surface area, engineered wooden flooring in a 'Herringbone' design, double glazed PVC square bay window overlooking the front, central heating radiator and glazed double doors leading to the:

Kitchen

15'7" x 8'4" (4.77m x 2.56m)

A range of matching base, drawer, and full height pull out units finished in a high gloss pale grey complemented by a comprehensive range of integrated appliances including a four ring 'Neff' induction hob with composite splashback and illuminate chimney extractor, 'Neff' double oven and grill, fridge freezer and a dishwasher. Stainless steel single sink drainer unit with matching mixer tap set in a 'Slab-Tech' worksurface with matching splashback. Inset lighting, wood effect vinyl flooring, two PVC Double glazed windows overlooking the rear and understairs cupboard housing the electric metre, consumer unit and space for cloaks. A seamless opening to the:

Dining Room

12'6" x 10'7" (3.83m x 3.24m)

A continuation of the wood effect vinyl flooring, inset lighting, PVC Double glazed French doors opening onto the garden, central heating radiator and a door to the:

Inner Vestibule

3'0" x 2'9" (0.92m x 0.84m)

A continuation of the wood effect vinyl flooring and doors to both the downstairs WC and storage area, which was formerly part of the original garage.

WC

7'4" x 2'10" (2.25m x 0.88m)

Two piece suite fitted with a low level WC and a vanity wash hand basin with cupboard storage below and tiled splashback. A continue of the wood effect vinyl flooring, inset lighting, forsted double glazed window to the side elevation and a central heating radiator.



Store

10'7" x 6'6" (3.23m x 1.99m)

Remote control roller shutter door, loft access, stainless steel single sink drainer unit set in a roll edge work surface with spaces below for washing machine and dryer, wall mounted 'Worcester' gas boiler, spotlights, further base level cupboard storage and shelving.

First Floor

Landing

17'2" x 6'2" (5.25m x 1.89m)

Architecturally designed to provide an enhanced use of space including PVC double glazed window overlooking the front, loft access and a central heating radiator.

Bedroom One

14'0" 10'7" (4.29m 3.23m)

A front to back suite including a range of fitted furniture to two walls including double and single wardrobes providing hanging and drawer space, in addition, feature panelling to eye level height, wood effect vinyl flooring, PVC Double glazed window overlooking the front, central heating radiator and a door to the:

En-Suite Shower Room

10'6" x 5'2" (3.21m x 1.58m)

Beautifully presented suite including an oversized ask in, white brick tile enclosure with a thermostatic shower, twin wash hand basins set in a granite surface within a period reflective vanity unit with black mixer taps and white brick tile splashback. Hexagonal shaped tile flooring, inset lighting, white ladder heated towel rail and a frosted PVC Double glazed window to the rear.

Bedroom Two

12'1" x 9'4" (3.69m x 2.86m)

PVC Double glazed window overlooking the front and a central heating radiator.

Bedroom Three

10'9" (max) x 9'5" (3.28m (max) x 2.88m)

Wood effect vinyl flooring, storage cupboard providing shelving space, PVC Window overlooking the rear and a central heating radiator.

Bathroom

6'2" x 5'5" (1.89m x 1.66m)

Contemporary suite including a tiled bath with thermostatic shower above, screen and both retractable and rain-shower heads, wash hand basin and adjacent low level WC both set into a vanity unit with cupboard storage. Matching tiled wall and flooring, vertical central heating radiator, inset lighting and frosted PVC Double glazed window to the rear.

Outside

To the rear, there is a fenced garden predominantly laid to lawn with an adjacent patio area ideal for the hardstanding of garden furniture, in addition to a cold water tap, raised borders and wall lighting. The side includes power points and a flagged pathway leading to the front via gated access. The front includes off road parking, a garden laid to lawn with borders and maturing shrubs and plants and a flagged pathway leading to the front door.

Tenure

Freehold

Council Tax

Band 'C' - £2,025.44 As of (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 6LJ

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.