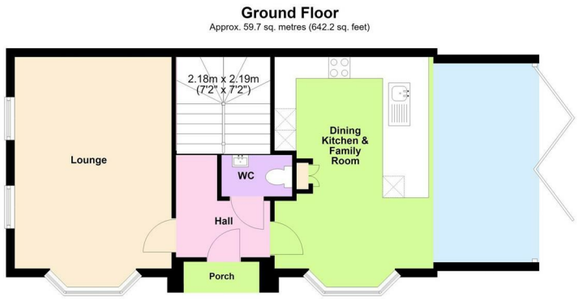
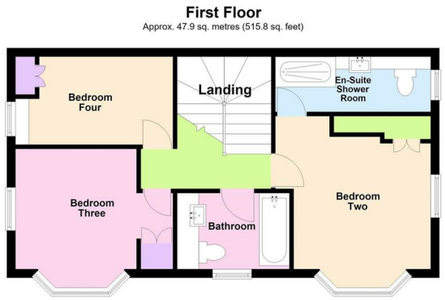
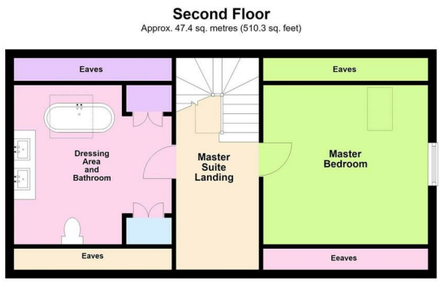
Stockton Heath



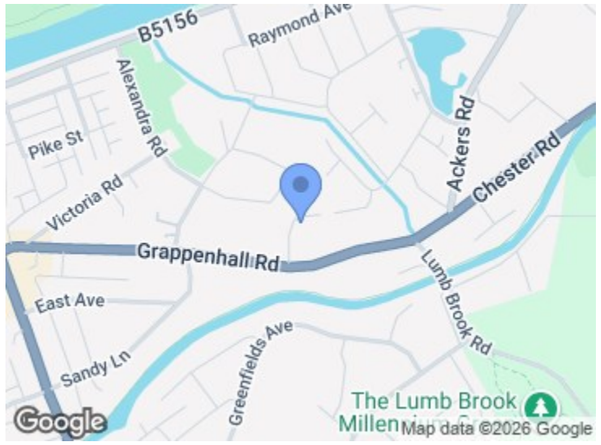
Total area: approx. 155.0 sq. metres (1668.3 sq. feet)

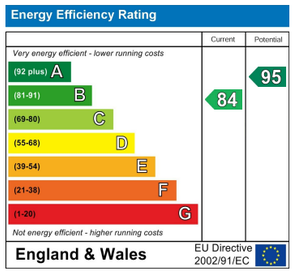


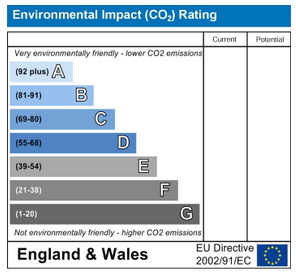


Location

Situated south of Warrington town centre and the Manchester Ship Canal, this hugely popular village is surrounded by picturesque countryside. Located on what 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 is 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.









VILLAGE Location | EXTENDED & REMODELLED VICTORIAN INSPIRED Home | Superb OPEN-PLAN Dining Kitchen & Family Room | STYLISH Presentation | GORGEOUS MASTER SUITE | LANDSCAPED Garden & OUTBUILDING. This handsome, double fronted house has enjoyed significant investment over recent years resulting in enhanced accommodation comprising a canopied porch, hall, WC, lounge with bio-fuel stove, extended dining kitchen and family room opening onto the garden. Upstairs, there is the guest bedroom with en-suite, two further bedrooms and a bathroom. The newly created second floor boasts the 'Master Suite' complete with dressing area and bathroom. Landscaped gardens, purpose built utility and off road parking.

£695,000

www.cowdelclarke.com

98 London Road, Stockton Heath WA4 6LE. Tel: 01925 600 200 Fax: 01925 600 205 email: property@cowdelclarke.com

Tel: 01925 600 200

98 London Road, Stockton Heath WA4 6LE. Fax: 01925 600 205 www.cowdelclarke.com email: property@cowdelclarke.com

Stockton Heath
The Orchards







Accommodation
'Brand New in 2021'. Built by Messrs 'Thomas Jones Homes', a respected name amongst house builders in the north west. 'The Orchards' is a development of just nine homes typifying the size, quality and location of their developments. Situated within walking distance of the village, this much improved and extended residence is sure to create a 'buzz'.

Bearing little resemblance from the original specification, this Victorian inspired double fronted home has been transformed over the last few years following a comprehensive programme of building and cosmetic upgrades. Examples of the remodelling include but are not limited to: a family room extension to the dining kitchen resulting in an excellent open-plan space leading onto the garden via bi-folding doors, perfect for the family and entertaining. Replacement dining kitchen featuring quartz worktops, gin bar, hot water tap amongst others. Cosmetic improvements such as panelling, 'Karndean' flooring, bio-fuel stove and fitted bedroom furniture. Loft conversion resulting in a fantastic master suite and landscaping to include an external purpose built utility with underfloor heating.

Thoughtfully remodelled, this exceptional family home has been finished to an outstanding standard creating a stylish family home comprising a period reflective canopied porch with posts, welcoming hall, two piece WC. suite, dual aspect bay fronted lounge featuring a bio-fuel stove and panelling, stunning extended open-plan dining kitchen and family room complete with new fitted 'Shaker' style units, integrated appliances, gin bar, exposed brick feature wall and bi-folding doors. The first floor includes the guest suite/bedroom two with fitted furniture and en-suite, two further bedrooms again with fitted furniture and a family bathroom. The newly introduced second floor now features the master suite complete with bedroom, dressing area and bathroom, an excellent private retreat. Externally, the gardens have been landscaped with low maintenance at heart, purpose built utility room, well-manicured gardens and off road parking.

Ground Floor

Porch
9'3" x 2'2" (2.83m x 0.68m)
Contemporary entrance featuring a tiled canopied porch supported by twin posts mounted on coping stones with brick bases, courtesy lighting and a composite door with a circular frosted double glazed panel leading to the:

Hall
15'4" x 7'1" (4.69m x 2.18m)
A stylish reception with 'Karndean' flooring fitted in a herringbone design, panelled walls to dado height, turning staircase to upstairs, inset lighting and a vertical central heating radiator.

WC.
5'4" x 3'2" (1.65m x 0.97m)
Two piece white suite with matt black fittings including a low level WC mounted to a tiled stud wall housing a concealed cistern with display shelving above and a wash hand basin. Continuation of the 'Karndean' flooring, contemporary design vertical radiator, extractor fan and the electric consumer unit.

Lounge
17'11" x 11'11" (5.48m x 3.65m)
Beautifully appointed dual aspect principal reception room featuring a freestanding cylindrical biofuel stove fitted with an angled decorative imitation flue pipe complemented by panelled walls to dado height, three picture light points, double glazed bay window overlooking the front combined with a further two double glazed windows overlooking the side resulting in an abundance of natural light, two traditional style central heating radiators and inset lighting.

Dining Kitchen & Family Room
21'8" x 17'10" (6.62m x 5.45m)
This super open-plan area has been further enhanced by the addition of a family room with vaulted ceiling and a continuation of the 'Karndean' flooring which gives the appearance of originality resulting in a large entertaining space for all the family and guests alike.

Replacement kitchen fitted with an extensive range of modern cabinetry with concealed lighting complemented by quartz worktops and integrated appliances including a four ring induction hob with an extractor hood above, double oven and grill, fridge/freezer and dishwasher. Composite sink unit with a brushed gold mixer tap with hot water feature. An attractive enclosed bar area provides the ideal setting for entertaining guests, in addition to wine fridges, while the bay windowed dining area accommodates a dining table creating an inviting space.

Flowing seamlessly is the newly created family room, a superb additional reception space featuring an exposed feature brick wall, vaulted ceiling with 'Velux' windows, large bi-folding opening onto the garden, effortlessly connecting the indoor and outdoor living areas, inset lighting, two wall light points and a contemporary vertical central heating radiator.

First Floor

Landing
9'6" x 9'3" (2.92m x 2.84m)
Panelled walls to dado height, staircase to the second floor and inset lighting.

Bedroom Two
12'6" x 12'1" max (3.83m x 3.70m max)
A designer guest suite including modern contemporary fitted furniture including a double wardrobe providing hanging and shelving space combined with the 'Ideal' wall mounted gas boiler set adjacent to a chest of drawers. In addition, a wall-mounted concrete effect backing panel ideal for tv mounting, inset lighting, central heating radiator and a double glazed bay window overlooking the front.

En-Suite Shower Room
12'0" x 5'0" (3.66m x 1.53m)
Beautifully appointed suite with chrome fittings featuring a large tiled enclosure accompanied by a thermostatic shower alongside rain-shower and retractable heads, wash hand basin set on a vanity unit with drawer storage below set adjacent to a low level WC. both of which are mounted to a tiled stud wall with display shelving and mirror above above. Wall mounted storage cabinet, fully tiled walls and matching tiled flooring, inset lighting, chrome ladder heated towel rail, PVC frosted double glazed window to the side elevation and an extractor fan.





Bedroom Three
12'2" max x 11'1" (3.72m max x 3.38m)
Dual aspect room with a double wardrobe providing hanging and shelving space, custom made desk/dressing table, inset lighting, central heating radiator and a PVC double glazed bay window overlooking the front combined with a further PVC double glazed window overlooking the side.

Bedroom Four
12'2" x 6'7" (3.71m x 2.02m)
Continuation of the fitted furniture theme including a double wardrobe providing hanging and shelving space with further drawer storage below set adjacent to a matching dressing table. Inset lighting, PVC double glazed window overlooking the side and a central heating radiator.

Bathroom
7'8" x 5'5" (2.35m x 1.67m)
Another beautifully appointed bathroom suite with chrome fittings including a panelled bath with a thermostatic shower above and screen, wash hand basin set on a vanity unit with drawer storage below set adjacent to a low level WC. mounted to a tiled stud wall with display shelving and mirror above. Chrome ladder heated towel rail, inset lighting, fully tiled walls and tiled flooring, PVC frosted double glazed window to the front and an extractor fan.

Second Floor
An excellent addition to the accommodation resulting in a fantastic suite.

Master Suite Landing
15'0" x 6'2" (4.58m x 1.89m)
Panelled walls to dado height, 'double glazed Velux' window, inset lighting and doors to the bedroom, dressing area and bathroom.

Master Bedroom
12'3" x 12'0" (3.74m x 3.67m)
Two wall light points, inset lighting, double glazed 'Velux' window and a double glazed window to the side elevation..

Dressing Area
12'0" x 3'10" (3.67m x 1.17m)
Twin storage cupboards set opposite one another providing hanging and shelving space, inset lighting and a seamless opening to the:

Bathroom
12'0" x 7'8" (3.67m x 2.36m)
This stunning three piece bathroom suite complete with a 'Sarason' mirror television includes a modern free-standing double-ended bath with a dark exterior, floor-mounted brushed gold mixer tap and hand-held shower head, wall mounted floating double vanity unit with white double basin and brushed gold fittings alongside a low level WC. Tiled walls with matching tiled flooring, inset lighting, two wall light points, black ladder heated towel rail and a double glazed 'Velux' window.

COWDEL CLARKE

Outside
The rear garden offers both privacy and a landscaped setting with low maintenance central to its theme. Featuring a paved patio that provides the ideal space for outdoor entertaining, all enclosed by a combination of wooden panel fencing and an attractive stone wall. In addition,, there is exterior lighting, power points and a tap. The front offers a well-manicured garden with borders and a block paved driveway providing off road parking for multiple vehicles.

Utility
10'8" x 7'1" (3.26m x 2.17m)
Purpose built solid block and composite clad room with underfloor heating offering valuable space including base and eye level storage units, space for white goods, tiled flooring and a 'Belfast' sink unit set into a resin work surface.

Tenure
Freehold.

Council Tax
Band 'D' - £2,490.48 (2026/2027)

Local Authority
Warrington Borough Council.

Services
No tests have been made of mains 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 2GZ

Possession
Vacant Possession upon Completion.

Viewing
Strictly by prior appointment with 'Cowdel Clarke'. Video tours can be viewed prior to a physical inspection.