Stockton Heath

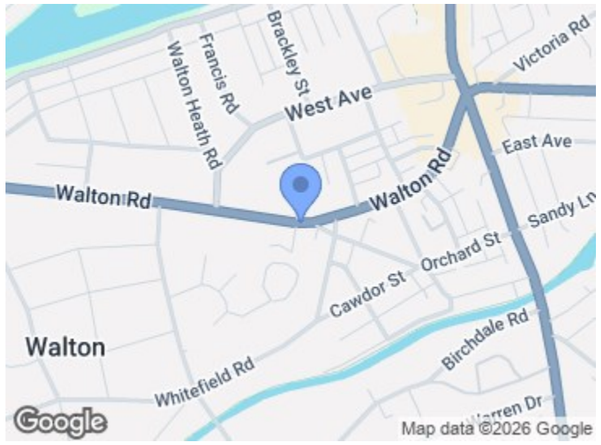


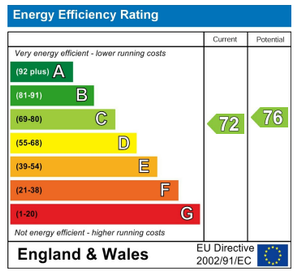


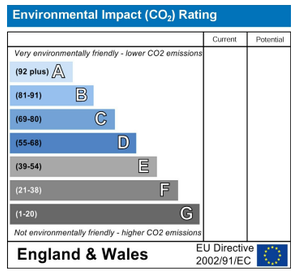


Location

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.









CHARMING EDWARDIAN SEMI with VILLAGE Location | EXTENDED & Full of CHARACTER | OPEN-PLAN Dining Kitchen with Appliances & BREAKFAST BAR | 7 Meter FAMILY Room & RECREATIONAL Area | 4 DOUBLE Bedrooms, 2 EN-SUITES & Family Bathroom | LANDSCAPED Gardens & Off Road Parking. The accommodation includes a porch, entrance hall with stained glass door, lounge, dining room, study, kitchenette/utility, dining kitchen, family room and boot room. The first floor comprises three double bedrooms, en-suite to the main and a family bathroom whilst to the second floor, there is a further bedroom, en-suite and large eaves storage. Gardens and off road parking.

£795,000

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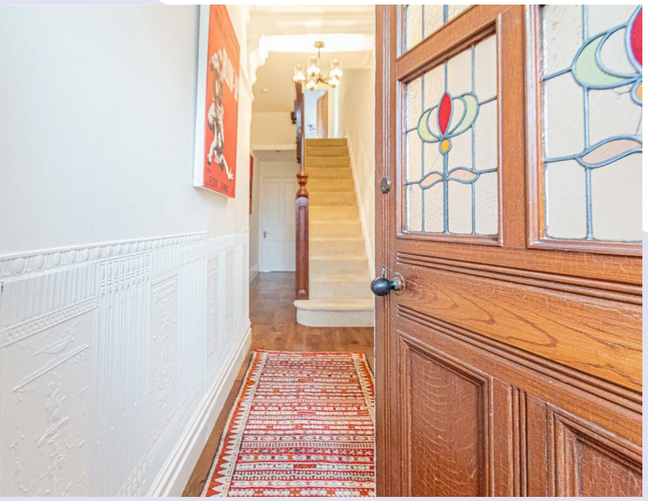
Stockton Heath
Walton Road







An increasingly challenging opportunity to acquire a substantial period property full of charm and character situated within walking distance of the village.

Over the years, this Edwardian residence has been the subject of both structural and cosmetic improvements including but not limited to, a side extension constructed many years ago as a consulting room because one of the previous owners was a practising dentist, however, today it has been repurposed as an ideal study and kitchenette by our client. A further extension to the rear is a striking addition measuring over 7 metres resulting in an open-plan recreation and family area which opens out onto the garden. 'Karndean' flooring and recently fitted carpets to the ground floor. The main bedroom has been redesigned to introduce an en-suite, a feature most purchasers at this price band demand rather that seeing it as a luxury especially as these period homes were designed with one bathroom, replacement family bathroom boasting a four piece suite and a further en-suite to the second floor bedroom. Concluding, there has been extensive landscaping to front, side and rear elevations.

Upon entrance, you are received by an original style door leading into the porch which features 'Quarry' tiled flooring and a stained glass leaded glazed door leading into the entrance hall which exudes charm and characterful features. In addition, there is the lounge boasting a solid fuel burning stove and sash bay window, dining room with a recessed chimney breat and sash window, study, kitchenette/utility, open plan dining kitchen complete with integrated appliances and breakfast bar, family room and boot room. The first floor includes three double bedrooms, en-suite to the master and a family bathroom whilst to the second floor, there is a further bedroom with en-suite. Landscaped gardens and off road parking.

Accommodation

Entrance Porch
4'1" x 3'2" (1.26m x 0.99m)
Accessed through an original style frosted glazed front door with 'Quarry' tiled flooring, timber panelled walls and a beautiful stained glass leaded glazed door with matching panel above leading into the:

Entrance Hallway
22'11" x 5'8" (7.01m x 1.73m)
A charming reception with period features including ceiling corbels, picture rail, oak staircase with painted spindles to the first floor, floor mounted cylindrical radiator. 'Karndean' flooring and an understairs cloaks cupboard.

WC
4'4" x 2'3" (1.34m x 0.71m)
A continuation of the 'Karndean' flooring with a two piece suite including a low level WC. and a wash hand basin with splash back tiling.

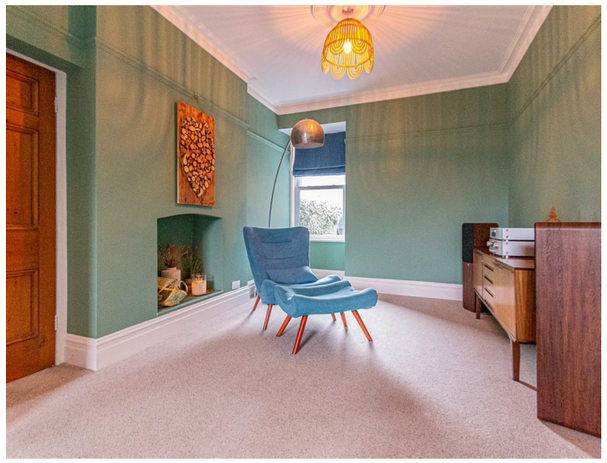
Lounge
15'8" x 12'0" (4.79m x 3.66m)
Super principal entertaining room featuring a solid fuel burning stove with decorative tile inset and contrasting tiled hearth combined with further detail, namely, picture rails, ceiling coving, double glazed sash window to the side elevation and a bay window again with double glazed sash. Contemporary, vertical central heating radiator and an opening into the:

Dining Room
12'10" x 10'5" (3.92m x 3.18m)
Again with period charm including a recessed chimney breast, picture rail, ceiling coving, floor mounted cylindrical central heating radiator, double glazed sash window overlooking the rear and a door to the:

Study
12'10" x 6'9" (3.92m x 2.07m)
Dual aspect with windows to the front and side elevations complete with a central heating radiator.

Kitchenette / Utility
10'4" x 5'9" (3.16m x 1.76m)
'Belfast' sink unit with mixer tap set within a butcher-block work surface, splash back tiling with space below for a washing machine and dryer below combined with a base level cupboard. Wall mounted drying racks, display shelving, wood effect cushioned vinyl flooring, ceiling coving, frosted glazed door opening onto the side garden and a central heating radiator.





Dining Kitchen
24'10" x 13'5" (7.57m x 4.10m)
An appealing open-plan theme fitted with a range of matching base, drawer and eye level units finished in a high gloss plum shade combined with integrated appliances including a six ring burner dual fuel 'Caple' cooker and an illuminated angled chimney extractor, fridge/freezer, microwave oven, dishwasher and wine fridge. In addition, there is a 'Quartz' breakfast bar with lighting providing additional seating, one and a half bowl sunken sink unit with mixer tap set in a 'Quartz' surface, continuation of the 'Karndean' flooring, inset lighting, contemporary style vertical central heating radiator, cupboard housing the electricity meter and consumer unit, window set into a square bay with further adjacent windows and a transitional opening into the family room.

Rear Vestibule
5'0" x 4'1" (1.54m x 1.27m)
Continuation of the 'Karndean' flooring, door to the side garden, boot room and:

Family Room
24'1" x 11'7" (7.35m x 3.54m)
An excellent social and recreation area featuring a continuation of the 'Karndean' flooring, door opening onto the garden, windows to side and rear elevations, two 'Velux' windows, floor mounted cylindrical central heating radiator and a further vertical central heating radiator.

Boot Room
7'6" x 4'6" (2.31m x 1.38m)
Continuation of the 'Karndean' flooring, wall mounted 'Worcester' gas boiler serviced on an annual basis, gas meter and a range of base level units with a work surface above.

First Floor Landing
22'5" x 5'8" max (6.85m x 1.74m max)
'Lincrusta' wall covering to dado height, staircase to the second floor and a floor mounted, cylindrical central heating radiator.

Bedroom One
16'8" x 15'9" (5.09m x 4.82m)
A most generous main bedroom with feature sash bay set adjacent to a further sash window, ceing coving and a central heating radiator.

En-Suite Shower Room
5'3" x 5'3" (1.62m x 1.61m)
Not normally associated with the 'Edwardian' era, this design benefit is now seen as a necessity and comprises a panelled enclosure with a thermostatic shower housing both rain-shower and retractable heads, low level WC, complete with a wash hand basin, chrome water-fall mixer tap and mosaic splashback tiling. Wall mounted mirrored cabinet, cushioned vinyl flooring, inset lighting and a chrome ladder heated towel rail.

Bedroom Two
12'11" x 10'6" (3.95m x 3.21m)
Picture rail, sash window overlooking the rear and a central heating radiator.

Bedroom Three
18'9" maz x 11'6" (5.73m maz x 3.51m)
Two walk-in wardrobes providing hanging space with further cupboard storage above, double glazed windows to both side and rear elevations complete with a central heating radiator.

Bathroom
8'9" max x 8'6" (2.67m max x 2.60m)
A replacement suite installed in recent years includes a brick effect tiled cubicle with thermostatic shower with both rain-shower and retractable heads, back to wall modern bath with chrome mixer tap, vanity wash hand basin with cupboard storage below and a low level WC. set into a vanity unit with adjacent cupboard storage and a display surface. Victorian style floor tiling, antique style central heating radiator, chrome ladder heated towel rail, panelled ceiling and a part frosted glazed sash window to the side elevation

Second Floor Landing
10'2" x 5'8" (3.12m x 1.73m)
'Lincrusta' wall covering to dado height, 'Velux' window, access to the roof void and eaves combined with a separate cupboard providing further storage.

Bedroom Four
17'5" x 13'10" (5.33m x 4.24m)
'Velux' window and a further window to the side elevation, further eaves storage and a central heating radiator.

En-Suite Shower Room
7'6" x 2'6" (2.30m x 0.78m)
Brick effect tiled cubicle with a thermostatic shower, wash hand basin with a wall mounted water heater, extractor fan and a 'Saniflo' WC.

Outside
The fenced rear garden is predominantly laid to lawn combined with a block paved patio ideal for Al-Fresco dining and the hardstanding of garden furniture. The side features a generous courtyard laid with slate tiles, again ideal for that morning coffee, lighting and a secure gate to the side. The front enjoys an artificial grassed garden set behind a mature hedgerow set adjacent to a slate paved area leading from the front gate to the property's entrance. Off road parking is situated along the side of the property with gated access to the side courtyard.

Tenure
Freehold

Council Tax
Band 'F' - £3,324.12 (2025/2026)

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 6NP

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.