

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.



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		81	82
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		73	83
EU Directive 2002/91/EC			



HIGHLY REGARDED Location | Designed to be IN-KEEPING with Local Surroundings | TOP FLOOR Apartment with LIFT ACCESS | Shared STORAGE Room. This modern second floor apartment offers excellent accommodation including an entrance hallway, lounge and dining area, fitted kitchen with integrated appliances, large bedroom with 'Velux' and a modern white bathroom suite. Communal gardens and designated parking.



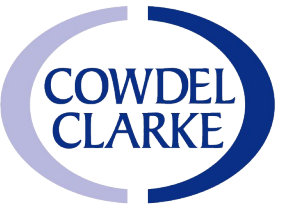
www.cowdelclarke.com

£165,000

Tel: 01925 600 200

Stockton Heath

Whitefield Road



Accommodation

This architecturally designed purpose built building consists of twelve apartments presented over three storeys presented in a manor which is in-keeping with its surroundings. Communal, secure access is from both the front and rear elevations into the ground floor reception which comprises a meter cupboard, numbered, lockable post-boxes, staircase and lift to the upper floors. The second floor lobby provides access to four apartments and a shared communal storage cupboard. The apartment, enjoys a front aspect with accommodation including an entrance hall with storage cupboard, open-plan lounge and dining area, fitted kitchen with appliances, large bedroom and a modern white bathroom suite. Externally, there are communal gardens and designated parking.



Ground Floor

Communal Entrance Hall

Secure access from both the front and rear elevations. Internally, there are personalised mailboxes, meter cupboard, staircase and lift to the upper floors.

Second Floor

Communal Lobby

Providing access to apartments 9,10,11,12 and a communal storage cupboard.

Apartment 12

Entrance Hall

12'2" max x 8'0" max (3.73m max x 2.44m max)
A well proportioned reception with loft access, intercom system, inset lighting, central heating radiator and a storage cupboard providing cloaks storage and the consumer unit.

Lounge & Dining Area

15'8" x 11'6" (4.79m x 3.53m)
Feature arched double glazed window overlooking the front, inset lighting and a central heating radiator.



Bathroom

7'10" x 7'8" (2.39m x 2.34m)
Modern white three piece suite with chrome fittings including a panelled bath with a thermostatic shower above and screen, pedestal wash hand basin and a low level WC. Tiled walls with matching tiled flooring, inset lighting, chrome ladder heated towel rail and an extractor fan.



Outside

Communal gardens and designated parking.

Tenure

Leasehold dated 26th November 2004 with a Term of 125 Years from 26th November 2004 and an annual ground rent of £117.50.

Council Tax

Band 'B' £1,937.04 (2026/2027)

Service Charge

£1,150 per annum.

Local Authority

Warrington Borough Council.

Kitchen

9'7" x 7'9" (2.94m x 2.38m)
Fitted with a range of matching base, drawer and eye level units with concealed lighting complemented by integrated appliances including a four ring gas hob with an oven below and an illuminated chimney extractor above and a fridge/freezer. Stainless steel, single sink drainer unit set in a heat resistant roll edge work surface, inset lighting, part tiled walls, tile effect vinyl flooring and a PVC frosted double glazed window to the side.

Bedroom

17'9" x 11'5" max (5.42m x 3.50m max)
An unusually large bedroom with both a feature arched double glazed window and a double glazed 'Velux' window, inset lighting and two double central heating radiators.

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 6NB

Possession

Vacant Possession upon Completion.

Viewing

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