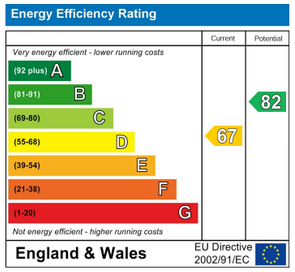


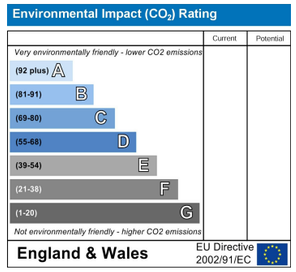
Total area: approx. 59.8 sq. metres (643.5 sq. feet)

Location

Occupying an established location, this hugely popular area being within walking distance of Stockton Heath village boasts 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, 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.







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REMODELLED & REFURBISHED True Bungalow | Beautifully Appointed Dining Kitchen with 'QUARTZ' Breakfast Bar & INTEGRATED APPLIANCES | Lounge with OAK Flooring & STOVE | FITTED FURNITURE to Both Double Bedrooms | White CONTEMPORARY Bathroom Suite. Conveniently situated, this semi-detached bungalow comprises a canopied entrance, 'L' shaped hallway, lounge, dining kitchen, two bedrooms and a bathroom. Externally, there is a lawned garden combined with generous flagged area, whilst to the front there is a flagged driveway set adjacent to a compressed concrete area.

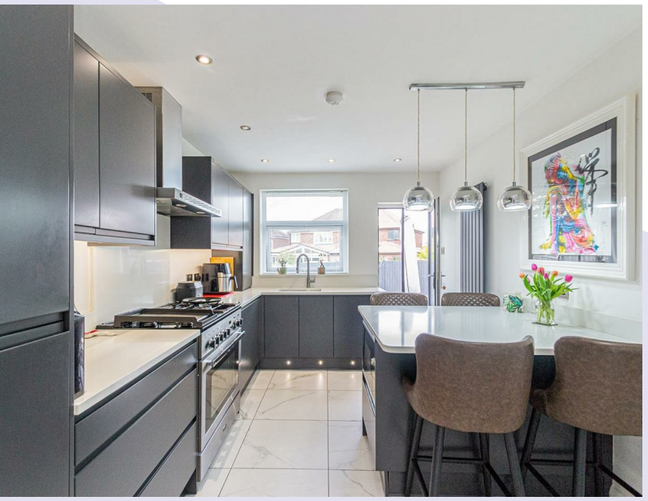
£299,950

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Gainsborough Road







Set within this established, convenient location bordering both Stockton Heath and Warrington with a mix of maturing residents and younger families retaining an excellent sense of community.

This mid-century semi-detached bungalow has been the subject of a comprehensive programme of renovations including but not limited to a replacement dining kitchen complete with breakfast bar in 'Quartz', integrated appliances and 'Shaker' style units, oak flooring in a 'Herringbone' design, solid fuel burning stove with a limestone surround, fitted bedroom furniture and a replacement bathroom suite.

The accommodation is accessed through a 'Composite' door from the canopied entrance into the 'L' shaped hallway which features a contemporary style tiled flooring which in turn leads to the lounge boasting a solid fuel stove and fitted units set either side of the chimney breast, dining kitchen complete with breakfast bar and integrated appliances, two bedrooms, both of which are comprehensively fitted all complete with a white bathroom suite. Externally, the majority of outside areas are low maintenance.

Accommodation

Entrance Canopy
Inset lighting, raised step and a frosted double glazed 'Composite' door leading to the:

Entrance Hallway
9'11" max x 9'8" max (3.03m max x 2.97m max)
'L' shaped reception with contemporary style tiled flooring, full height illuminated cupboard providing shelving storage, inset lighting, loft access, central heating radiator, gas meter cupboard and a separate electric meter cupboard.

Lounge
16'10" x 11'1" (5.14m x 3.40m)
A particularly stylish room featuring a solid fuel burning stove with limestone surround and hearth, polished oak flooring presented in a 'Herringbone' design, fitted cupboard and drawer storage with display surface above set either side of the chimney breast, PVC double glazed window overlooking the front with shutters, ceiling coving and a central heating radiator.





Dining Kitchen
13'7" x 9'4" (4.16m x 2.86m)
A beautifully appointed contemporary style dining kitchen including a range of matching, base, drawer and eye level units with both concealed and plinth lighting complemented by integrated appliances including a 'Rangemaster Professional + FXP' five ring gas cooker with an illuminated chimney extractor above, fridge/freezer and washer/dryer. In addition, there is a breakfast bar with a 'Quartz' surface providing seating for four, integrated microwave and further drawer storage. One and a half bowl 'Composite' sink unit with mixer tap set in a 'Quartz' work surface with matching splashback. Inset lighting, ceiling light point, tiled flooring, PVC double glazed door to the garden with built in blinds, PVC double glazed window overlooking the garden and a contemporary style vertical central heating radiator.

Bedroom One
11'1" x 10'2" (3.40m x 3.10m)
Comprehensive range of fitted furniture including twin double wardrobes providing hanging, shelving and drawer space, further single wardrobe again hosting hanging and shelving space with a mirrored vanity panel, in addition, there is a dressing table with cupboard and drawer storage. Ceiling coving, contemporary style central heating radiator and a PVC double glazed window overlooking the rear with shutters.

Bedroom Two
10'3" x 9'9" (3.14m x 2.98m)
Again fitted with a comprehensive range of fitted furniture including wardrobes providing hanging, shelving and drawer space, eye level cupboards above the bed recess providing additional storage. PVC double glazed window overlooking the front with shutters and a contemporary style central heating radiator.

Bathroom
6'3" x 5'11" (1.92m x 1.81m)
Fully tiled suite with feature wall including a panelled bath with a thermostatic shower above and both retractable and rain-shower heads, vanity wash hand basin with cupboard storage below, waterfall mixer tap all complete with a low level WC. Inset lighting, grey coloured ladder heated towel rail and a PVC frosted double glazed window to the side elevation.

Outside
The fenced rear garden offers a blend of low maintenance with a generous flagged patio area combined with a lawned garden area. Lighting and a cold water tap, all of which is set adjacent to the garage. The front again centres around low maintenance with both a flagged driveway leading from the front, along the side to the garage at the rear set adjacent to a compressed concrete area sited to the front of the bungalow with raised borders.

Garage
17'5" x 8'7" (5.33m x 2.63m)
In a state of disrepair including double doors to the front, side door to the garden, light and power.

Tenure
Freehold.

Council Tax
Band 'C' - £2,136.03 (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 6BZ

Possesion
Vacant Possession upon Completion.

Viewing