



Substantial Period Home

Beautifully Presented Accommodation

Private Gardens + Driveway Parking

Walking Distance To Stockton Heath

Four Double Bedrooms + Ensuite

No Chain Delay

Rose Cottage, 101 Walton Road
Stockton Heath, Warrington, WA4 6NR

Offers in Excess of £995,000

A beautifully presented period property within easy walking distance of Stockton Heath village.

Believed to date from circa 1835, Rose Cottage was originally constructed as a pair of semi detached houses which were combined in the early part of the 20th century to create one fabulous home. The immaculate accommodation extends to nearly 3000 sqft (plus cellars) and simply must be viewed to be fully appreciated.

In brief details it includes; entrance hall, a 28ft lounge, dining room, study, snug, breakfast kitchen, garden room, utility, WC, an impressive split level landing, four double bedrooms, ensuite, family bathroom and WC. Four large sandstone cellar chambers offer huge scope for conversion if desired (subject to the necessary consents) and externally there are lovely private gardens to the front and side elevations, driveway parking for two cars and a garage / garden store.

Viewing Essential. No Chain Delay With This Sale.

Ground Floor

Entrance Hall 13' 8" x 7' 5" (4.16m x 2.26m)



Lounge 28' 3" x 13' 6" (8.60m x 4.11m)



www.adamsea.co.uk

Adams is a trading name of Adams Residential Sales LLP
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL
VAT Registration No. 247 263 989. Partnership No. OC403357

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk

Lounge



Study 14' 4" x 13' 2" (4.37m x 4.01m)



Dining Room 13' 6" x 13' 3" (4.11m x 4.04m)



Snug 18' 10" x 11' 0" (5.74m x 3.35m)



Porch 5' 1" x 4' 2" (1.55m x 1.27m)

Kitchen / Breakfast Room 15' 10" x 13' 7" (4.82m x 4.14m)



www.adamsea.co.uk

Adams is a trading name of Adams Residential Sales LLP
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL
VAT Registration No. 247 263 989. Partnership No. OC403357

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk

Kitchen / Breakfast Room



Garden Room 9' 11" x 7' 10" (3.02m x 2.39m)



Utility Room 7' 7" x 6' 9" (2.31m x 2.06m)



Cloaks / WC 7' 6" x 2' 11" (2.28m x 0.89m)

First Floor

Landing



Bedroom One 16' 7" x 14' 4" (5.05m x 4.37m)



Ensuite 13' 4" x 10' 4" (4.06m x 3.15m)



www.adamsea.co.uk

Adams is a trading name of Adams Residential Sales LLP
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL
VAT Registration No. 247 263 989. Partnership No. OC403357

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk

Bedroom Two 16' 10" x 14' 2" (5.13m x 4.31m)



Bathroom 9' 4" x 7' 11" (2.84m x 2.41m)



Bedroom Three 13' 6" x 10' 8" (4.11m x 3.25m)



WC 5' 7" x 2' 11" (1.70m x 0.89m)

Cellars

Chamber One 16' 6" x 13' 5" (5.03m x 4.09m)

Chamber Two 16' 8" x 14' 1" (5.08m x 4.29m)

Chamber Three 16' 8" x 14' 1" (5.08m x 4.29m)

Chamber Four 16' 8" x 13' 4" (5.08m x 4.06m)

Outside

Garage / Garden Store 17' 11" x 9' 4" (5.46m x 2.84m)

Gardens

Bedroom Four 10' 7" x 9' 3" (3.22m x 2.82m)



Gardens



Driveway Parking

Two driveway parking spaces.



www.adamsea.co.uk

Adams is a trading name of Adams Residential Sales LLP
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL
VAT Registration No. 247 263 989. Partnership No. OC403357

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk

Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate.

Agents Notes

Tenure: Freehold

Council Tax Band: G

Local Authority: Warrington Borough Council



www.adamsea.co.uk

Adams is a trading name of Adams Residential Sales LLP
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL
VAT Registration No. 247 263 989. Partnership No. OC403357

Stockton Heath
12-14 Walton Road, Stockton Heath, WA4 6NL
T: 01925 398343
E: s.heath@adamsea.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



www.adamsea.co.uk

Adams is a trading name of Adams Residential Sales LLP
 Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL
 VAT Registration No. 247 263 989. Partnership No. OC403357

Stockton Heath
 12-14 Walton Road, Stockton Heath, WA4 6NL
 T: 01925 398343
 E: s.heath@adamsea.co.uk