



Substantial Period Home Walking Distance To Stockton Heath







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Private Gardens + Driveway Parking 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)













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

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)









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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)







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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)











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



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



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



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



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

















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Gardens











Driveway Parking Two driveway parking spaces.









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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







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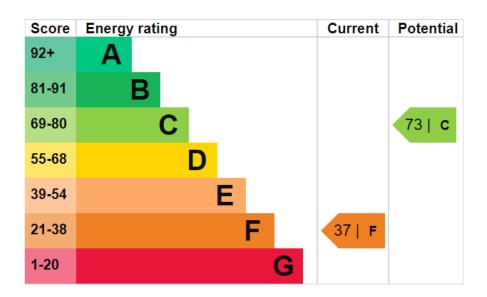






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