



**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)



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Adams is a trading name of Adams Residential Sales LLP  
Registered office 12-14 Walton Road, Stockton Heath, WA4 6NL  
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## 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)

## 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)



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**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.



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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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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		



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