



ASHALL GLOVER  
LAND & ESTATE AGENTS

## 5 Chapel Lane Stockton Heath, Cheshire



Fabulous terrace in the heart of the village, oozing contemporary taste and style. New kitchen, 2 excellent reception rooms, 2 bedrooms, re-fitted bathroom. Rear yard with decked area.

### Offers Around £170,000

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10 Walton Road, Warrington, Cheshire WA4 6NL  
Tel. 01925 263109 Email. [office@ashallglover.co.uk](mailto:office@ashallglover.co.uk) Web. [www.ashallglover.co.uk](http://www.ashallglover.co.uk)



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5 Chapel Lane is a prime example of its type having just undergone a wonderful refurbishment. Smart and contemporary throughout the ground floor offers 2 good size reception areas and a high quality, new kitchen with access to a private, decked rear yard. The first floor holds 2 beautifully presented bedrooms served by a marvellous new bathroom.

The house benefits from double glazing and a brand new gas fired combination boiler and must be viewed to fully appreciate all it has to offer.

### **Location**

Stockton Heath is situated in the North of Cheshire just a couple of miles south of Warrington. There are excellent road transport links with junction 10 of the M56. There are two international airports Manchester and Liverpool close by that can be reached in 20/30 minutes. London can be reached in just 2 hours from the nearby train station. Stockton Heath itself is a bustling large village serving one of the most affluent areas in North Cheshire. Within reasonable walking distance are parks and some of the county's most productive and attractive agricultural land where there are good facilities for riding, cycling and walking with all the other outdoor pursuits, including a local golf course.

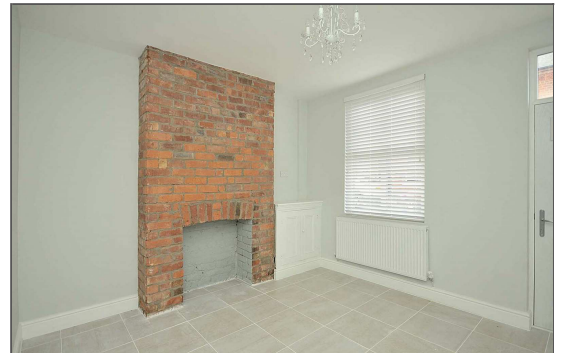
### **Directions**

From our office in Stockton Heath proceed West along Walton Road and after a few hundred yards turn left into Chapel Lane. Number 5 will be found in a very short distance on the left hand side.

### **In further detail the accommodation comprises:-**

#### **Dining Room**

To the front, a decent size, Porcelanosa tiled floor, exposed brick chimney breast, modern 5 light chandelier, radiator, window.



#### **Sitting Room**

A cosy and useful room, understairs cupboard, radiator, modern 5 light chandelier, door to stairs to first floor.



#### **Kitchen**

A fabulous new kitchen with a contemporary range of wall and floor units with soft close doors and drawers, Porcelanosa tiled floor, integrated fridge/freezer, Lamona under oven and grill with 4 burner gas hob over, extractor canopy, 1 & 1/2 bowl stainless steel sink unit with mixer tap, space for washing machine, cupboard housing new Heat Line gas fired combination boiler, Velux roof light, door to outside.



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### **Master Bedroom**

To the front, a large, pretty room, original cast fireplace, alcove with hanging space, radiator, window.



### **Bedroom**

To the rear, a good single room with feature brick built fireplace and exposed brick chimney breast, window, radiator.



### **Bathroom**

A beautifully appointed new suite, fully tiled walls and floor, low suite WC, panelled bath with thermostatic shower fitment over, vanity sink unit with contemporary mixer tap, ladder rack towel rail.



### **Outside**

Rear yard with decked area and access to service road.





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### **Services**

No tests have been made of the mains services, heating systems or associated appliances and 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 a prospective purchaser is advised to obtain verification from their solicitor or surveyor.

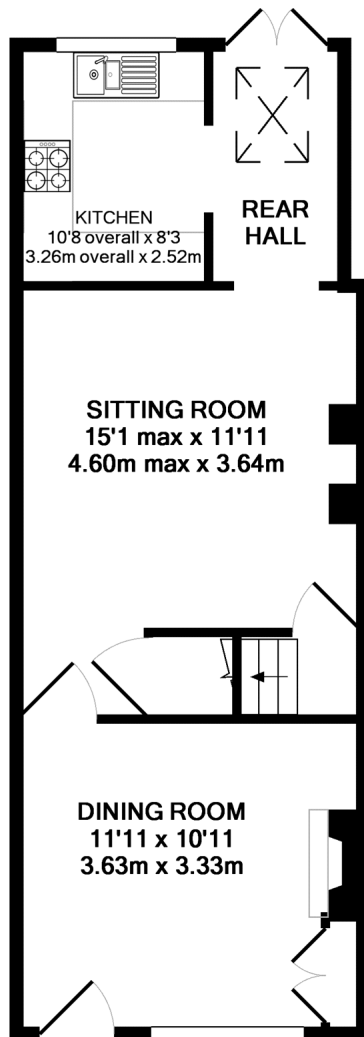
### **Tenure**

Understood to be Long Leasehold. Subject to verification by Solicitors.

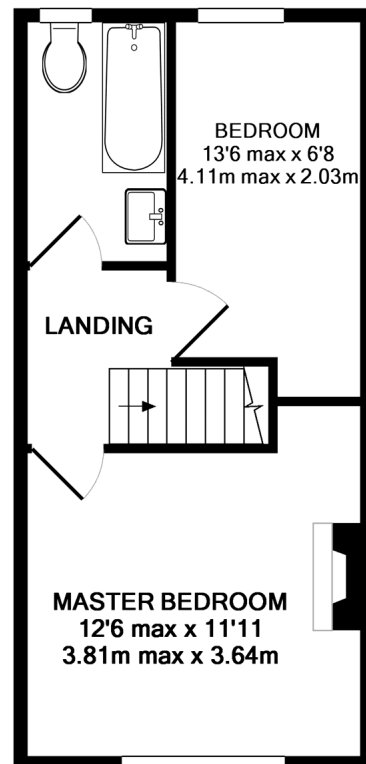


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GROUND FLOOR  
APPROX. FLOOR  
AREA 407 SQ.FT.  
(37.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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### **LOCAL AUTHORITY**

Warrington Borough Council. Tax Band B

### **POSTCODE**

WA4 6LL

### **POSSESSION**

Vacant Possession Upon Completion

### **VIEWING**

Strictly by appointment only.

### **MORTGAGE INFORMATION**

Our independent financial advisor will be advised of all offers made. She has a wealth of experience in the highly competitive area of mortgage rates and available products. By our arranging an appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, may well save you money and speed up the whole transaction.

Written quotations will be available on request.

### **DISCLAIMER**

Your home may be repossessed if you do not keep up repayments on a mortgage.

Telephone the office on 01925 263109.

### **SURVEYS**

Whether or not your property is on the market through Ashall Glover, we can arrange for a convenient and experienced surveyor to get the job done, at a competitive price and to your timescales.

### **CONTACT US**

For further information please telephone our office on 01925 263109 or email us at [office@ashallglover.co.uk](mailto:office@ashallglover.co.uk)

### **ABOUT THESE PARTICULARS**

These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.