



Heath Side Cottage

Warrington Road, Bold Heath, Widnes, WA8 3XL

Wright Marshall

— Auctions • Property • Fine Arts —

FRANK
MARSHALL

THE COMPLETE PROPERTY FIRM

www.frankmarshall.uk.com

Heath Side Cottage

Warrington Road, Bold Heath, Widnes WA8 3XL

Offers around **£575,000**

A three storey character four bedroomed detached family house dating back to 1699, with well presented appealing accommodation and a large Garage/Store with planning permission for living accommodation. The property stands in attractive landscaped gardens of over approximately half an acre adjoining the Mersey Valley Golf Course. There is a slate main roof with rendered elevations to the property and double glazed windows. The features include various beams and woodwork of original character such as the exposed timber framework.

The accommodation which is illustrated in the floor plan comprises:

Ground Floor: with Karndean flooring to a number of rooms.

Entrance Vestibule with panelled front door and double glazed leaded light insert, tiled floor, electric meter cupboard.

Cloakroom/w.c. partially tiled walls, tiled floor, pedestal wash hand basin, low level w.c. suite.

Dining Room (front) chimney breast with small feature cast iron former oven. Opening to:

Kitchen (rear) single drainer stainless steel sink unit, range of timber style fronted units, plumbing for dishwasher, wall cupboards, display cupboards, further beams to ceiling, mainly tiled walls. Opening to:

Inner Hall stairs to first floor, tiled floor, further beamed ceiling, double panelled radiator.

Utility Room (rear) single drainer stainless steel sink unit, range of cupboards, wall cupboards: Euro Star oil boiler, external door.

L Shaped Lounge (front) a comfortable living room with cast iron multi fuel fire, windows to two elevations, wall lights.

First Floor

Landing with window to half landing; feature beams and staircase leading to second floor, built in cupboard, vaulted ceiling; attractive seating recess to front.

Master Bedroom (front) beam and feature timber framework, linen cupboard with lagged cylinder.

En Suite Shower/w.c. corner tiled shower cubicle, pedestal wash hand basin, low level w.c. suite.

Spacious Dressing Room

Bedroom Two (front) some farmland views to the South. Walk in wardrobe.

Bathroom/w.c. enclosed bath with mixer tap and shower, pedestal wash hand basin, low level w.c. suite, corner shower compartment with Gainsborough electric shower, partially tiled walls.

Second Floor

Landing

Bedroom Three vaulted ceiling with beams.

Bedroom Four vaulted ceiling and cupboard housing cold water storage tank.

Outside

There is a gated entrance to the property with part cobbled and part cinder parking area and circulation area around the centre bed.

The gardens are an attractive feature and extend to over approximately half an acre with mature shrubs and extensive lawned area with feature centre bed. There is a summer house, greenhouse

and shed. There is also a large **Garage** of brick and block construction and rendered externally. This is used for garaging together with a workshop and further store with two electric up and over doors. Planning permission was granted on 9th October 2014 under reference P/2014/0652 for the conversion of this building to living accommodation in accordance with the permission and plan attached. Prospective purchasers may make their own inquiries to St. Helens Council. (Mr. J.D. Jacques).

Services

Mains water and electricity. Drainage is to a septic tank. Oil fired central heating system.

Viewing

By appointment with the Joint Agents.

Local Authority

St. Helens Borough Council Tel. 01744 456000

AGENT'S NOTICE

Frank Marshall & Co. for themselves and for the sellers of this property give notice that:

1. All intending purchasers must satisfy themselves by inspection or otherwise of the correctness of the statements contained in these particulars.
2. The sellers do not make or give and neither Frank Marshall and Co. or any person in their employment have any authority to make or give any representation or warranty in relation to this property.

This brochure was prepared by the Agents in accordance with the seller's instructions in December 2014. All measurements are approximate.



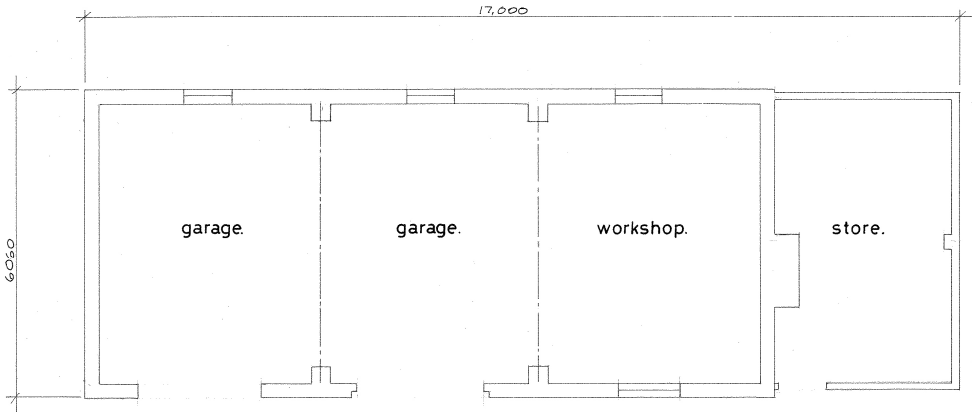
121 Billinge Road • Garswood • Wigan • WN4 0XD
t: 01744 893371 • f: 01744 893393 • e: wigan@frankmarshall.uk.com



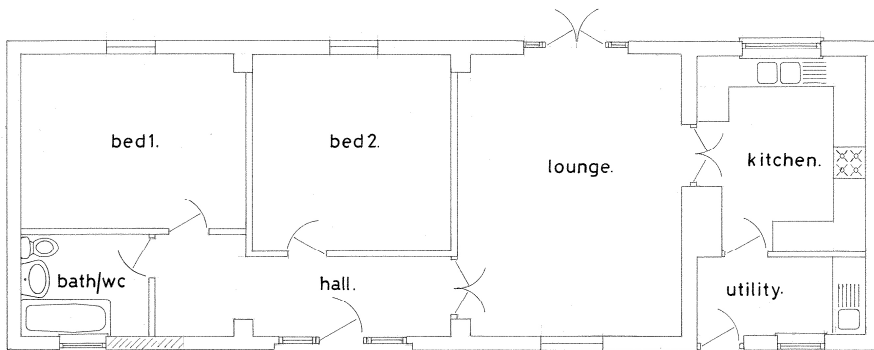
4 The Bull Ring • Northwich • Cheshire • CW9 5BS
t: 01606 41318 • f: 01606 48126 • e: northwich@wrightmarshall.co.uk

DO NOT SCALE

CONFIRM ALL DIMENSIONS ON SITE



existing floor plan.



proposed floor plan.

Design and Access Statement

Design

The proposal is to provide a single storey detached 2 bedroomed annexe to the main dwelling by converting the existing double garage, workshop and store, without enlarging the footprint of the existing building.

The existing building overall measures 17metres x 6.06 metres x 5 metres high to ridge of garages, the store being only 3.4 metres high. The store is to be increased in height to match the ridge of the garages.

The existing garage/workshop building is in sound condition, requiring only additional internal insulation to make a habitable construction. The store is a single skin blockwork construction and will require a cavity wall construction in addition to the increased height to make it habitable.

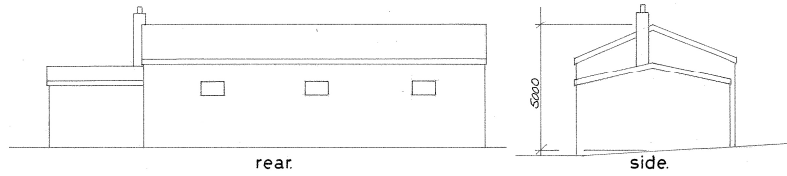
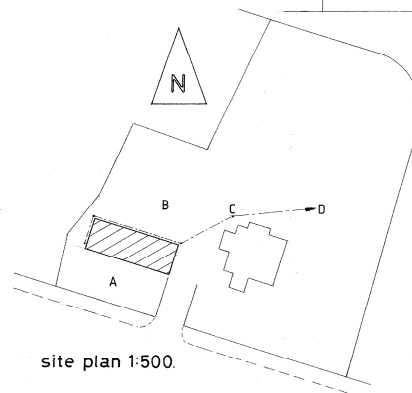
The existing building has doors and window openings totalling 14.068 M², the proposed conversion has doors and window openings totalling 17.508 M², which is an increase of 23.55% from the original.

The area A on the site plan will provide a private rear garden to the proposed annexe, with the main access to building being from the vehicle hardstanding at the front.

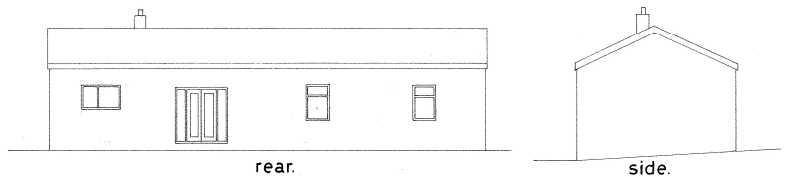
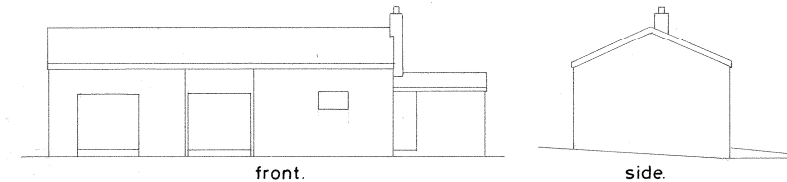
The existing dwelling has a septic tank sewerage system (D), and the proposed annexe will be connected to this system, subject to design capacity considerations, via an existing inspection chamber at C, the surface water drainage will be unchanged.

Access

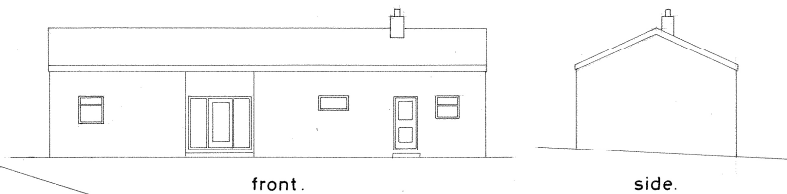
The site has an established access driveway from Warrington Road, and has a large area of hardstanding for parking and manoeuvring of vehicles (areaB) to allow a forward exit from the site onto the main A57 Warrington Road.



existing elevations.



proposed elevations.

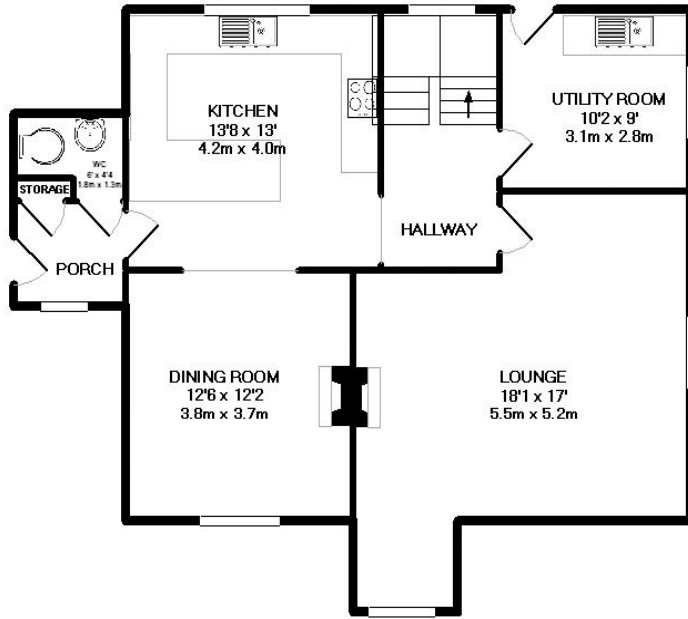


PRINT @ A1

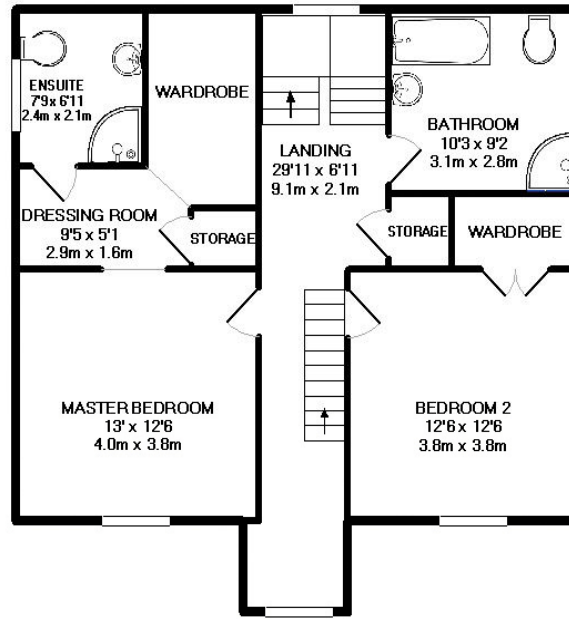


Scale 1:50 & 1:100 Rev'd 1/14 Date 14/11/14

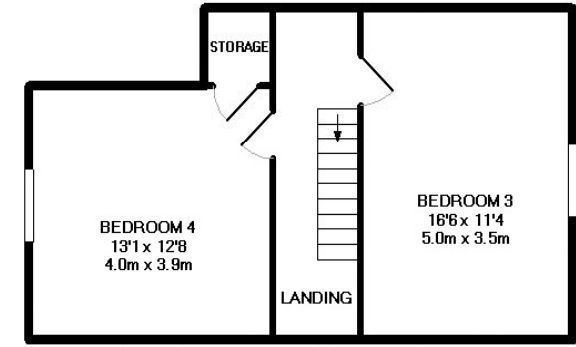
PROPOSED CHANGE OF USE of GARAGE/WORKSHOP/STORE to DETACHED "GRANNY" ANNEXE to HEATHSIDE COTTAGE, WARRINGTON RD, BOLDHEATH, WIDNES, WA8 3XL.



GROUND FLOOR
APPROX. FLOOR
AREA 851 SQ. FT.
(79.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 794 SQ. FT.
(73.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 444 SQ. FT.
(41.3 SQ.M.)

HEATHSIDE COTTAGE, WARRINGTON ROAD, BOLD HEATH
TOTAL APPROX. FLOOR AREA 2089 SQ. FT. (194.0 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.
Made with Metropix ©2012

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	48
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PLEASE NOTE

Subjective comments in this description imply the opinion of the selling agent at the time the sales details were prepared and the opinions of the purchasers may differ. All measurements are approximate. This description does not constitute part of any contract. No warranty is expressed or implied.

SURVEY & VALUATION

We hope that this property meets your needs, however if you subsequently buy a property through another agent we would recommend that you obtain professional advice. For full details of the different type of inspection available and for a specific quotation of costs please telephone, entirely without obligation.





