

# Village Life

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August 2010

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Stretton Walking Day  
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# Editor's Comment



## THE third annual Stockton Heath Festival was the first to enjoy good weather - and the result was a success beyond the wildest dreams of the organisers.

Festival chairman Tudor Pole said: "It was brilliant. Everything went to plan except one thing - we weren't expecting such big crowds!"

The impact of the weather cannot be underestimated. For instance, the open air film show which last year was watched by a few hundred people

huddled under umbrellas, this year attracted an estimated 1,500. Only complaint was that the size of the audience meant some people couldn't see! Other events were similarly well supported and the feedback from shopkeepers, charities, voluntary groups and others involved was

excellent. Thousands of pounds were raised for charity over the weekend and many traders received a boost to their business.

Stockton Heath Walking Day - still the main event on the Saturday - was well supported. The evidence is that this historic event has received something of a shot in the arm from the festival.

It is quite remarkable, in fact, how in the space of three short years, the festival has become an accepted part of the local calendar. Already, preparations have started for next year's event and festival organisers are deliberating on whether to again stage a winter market shortly before Christmas.

We can only congratulate the festival team on creating yet another annual event to add colour and variety to the life of the community.

## More bobbies on the beat

### NEW licensed premises policies could mean more bobbies on the beat in Stockton Heath and neighbouring villages.

Warrington Borough Council's team leader for licensing Val Atherton told Stockton Heath Parish Council a review of policy would mean more control over troublesome premises.

New procedures would be in place to tackle issues such as anti-social behaviour and underage drinking, and it would be more difficult to get a licence in future. The changes would also have impact on the work of police.

In some cases police were having to react to issues rather than be pro-active. This meant the village was not always getting the policing it needed.

Residents complained of delivery lorries which damaged pavements, of drivers leaving radios on and youths hanging around at night. But the police

were always in Bridge Street, Warrington. Children were seen leaving an offlicence with bags of booze on Walking Day and underage drinkers were often seen along the Bridgewater Canal.

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# Walton Hall plan back in the melting pot

**THE controversial proposals for the re-development of Walton Hall and Gardens appear to be back in the melting pot.**

Borough council chiefs have decided to set up an advisory group to study other options for the future of the estate and is inviting a wide range of interested organisations to join the group, which will explore ways regenerating and managing the estate on a sustainable basis.

These options will then become the basis for a major public consultation exercise.

The move - which some see as almost a U-turn by the authority - follows widespread public concern over the council's original proposals, involving a partnership with a hotel group.

Coun Bob Barr, the council's executive member for planning and regeneration said: "At its meeting in

June the council's executive board agreed to a widespread and thorough consultation with the public on a plan for the estate.

"This involved a hotel in the hall and improvements to all the facilities and the gardens. It would bring in outside money, create up to 200 jobs and reverse a lack of investment over many years.

"But we have listened to what residents and campaigners have been saying. We welcomed this democratic challenge and reflected on how we should take account of the strength of public feeling. There are concerns about whether or not we should have a luxury hotel in the grounds and the nature of the long lease being put forward.

"People are worried about possible limitations on public access to the grounds and what might happen to

this in the future despite safeguards in any legal agreement. It is vital that the consultation process addresses all these concerns fully."

Executive member for environment and transport Coun Alan Litton added: "A more fundamental concern is that only one scheme had been taken forward for consideration. There is strong public support for considering other options that would allow us to take greater account of what the people of Warrington want for Walton.

"It is absolutely essential that any proposals must have the support of the citizens of Warrington."

Meanwhile the row has rumbled out at meetings of both Walton and Stockton Heath parish councils. More than 40 people attended a Walton meeting to oppose the development,

At Stockton Heath, members agreed to support Walton and work

with other parish council to object to the hotel proposals.

Coun Helen Dutton said: "I don't like the idea of a pub in the heritage centre, the idea appals me."



## Pothole danger

POTHOLES on a Stockton Heath car park need to be fixed urgently to avoid a serious accident according to a councillor.

Coun Celia Jordan complained at a meeting of the parish council about the potholes in The Forge precinct car park.

She said: "If an elderly person tripped and fell as a car was driving along, there could be a nasty accident."

Members heard there were plans by the site owners to resurface the car park.

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# Celebrity line-up launches Coffee au Clay

**WARRINGTON Wolves pack man Paul Wood, club mascot Wolfie and the Mayor of Warrington John Joyce were on hand to officially open Coffee au Clay in Stockton heath village centre.**

The Mayor officially cut the ribbon while Paul tried his hand at painting a ceramic rugby jersey while Wolfie entertained the younger visitors!

Coffee au Clay is an exciting new ceramic arts studio and coffee house for all the family right in the heart of the village on West Avenue.

The business is the brainchild of Rob Sergeant, who decided to quit the corporate world so he could work closer to home and spend more time with his family.

At Coffee au Clay visitors can indulge in delicious panini's, cakes and coffees, while browsing a range of over 140 pottery pieces to paint.

It's easy for anyone from young children to grown-ups to create their own masterpiece for the home or as a unique gift for someone special: keepsakes, birthday, wedding, christening and anniversary gifts.

There is an area for children to play while enjoying a coffee and catching up with friends. They offer a range of birthday party ideas for all ages and welcome schools and groups to celebrate their special day in a relaxed family friendly environment.



## Now it's the gourmet fish and chip shop!

FISH lovers in and around Grappenhall are experiencing a new concept in takeaway food - the gourmet fish and chip shop.

The Big Blue has opened at 177, Knutsford Road, Grappenhall aiming to set new standards for the traditional 'chippy'.

Already customers are singing the praises of the range of fish on offer, which includes lemon sole, plaice, cod and haddock, as well as home-made gourmet fishcakes and Cheshire-made pies and burgers.

Manager Phil Geary said: "The response we have had since opening has been phenomenal. Our customers are loving our range of fish

"Now we are established, we will be introducing weekly specials such as turbot, salmon, hake and brill."

Pupils at St Wilfrid's CE Primary School, Grappenhall were asked to enter a competition to find a name for the new shop.

Five-year-old Harley Priest came up with "The Big Blue" and won himself a new bike.

Our picture shows Phil Geary with Harley's sister, Sylvie, who accepted the bike on Harley's behalf, and their mum, Sue, outside the shop.



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Advertiser's announcement

# Madeira - an island experience

**Madeira is as beautiful as ever! Following February's floods and mudslides, Madeira's recovery has been extremely quick and they are looking forward to welcoming guests back!**

The Madeira Islands' main assets evolve around its natural beauty, its rugged mountains, nestled in a landscape of lush vegetation. Nature blends in harmony with the cosmopolitan buzz of the capital Funchal, where a festive spirit rules.

The diversity of the Madeira Islands can also be found in the splendour of the golden sandy beaches of Porto Santo and in the richness of the flora and fauna within the nature reserves of the Desertas and Selvagens Islands.

Looking for something special? Consider staying in one of Madeira's Quintas - former manor houses converted into boutique-like hotels. They are small, usually with around 20 rooms and have an individual, cosy feel, which makes them very popular with British visitors looking for a more personal holiday. Madeira has 10 official Quintas, mostly in rural locations and they make great bases from which to enjoy the island's picturesque countryside or mountains. Many Quintas also have excellent restaurants.

No trip would be complete without a glass of the national tipple, Madeira



wine! Madeira wine is richer than ordinary wine, and most alcoholic, due to the fortification process during which wine is combined with brandy and heated, before being aged for at least three years. Extra Reserve is typically aged for around 15 years. To enjoy with your wine, fish is a local speciality - look out for the fried tuna served with cornmeal. However, there are plenty of delicious non-fish dishes to look out for too.

Madeira is awash with flower gardens, the most famous being the botanical garden near Funchal. It contains more than 2,000 exotic plants and is known as a centre of science and culture that protects endangered species. The Monte Palace Tropical Garden in Quinta Monte Palace houses 100,000 species including azaleas, heathers and a wide variety of ferns. Palheiro Gardens is home to some of the rarest and most valuable exotic plants in the world.

If you are looking for something livelier than a stroll among the flowers, you can take a ride in a wicker toboggan at high-speed down a steep road in Funchal. Originally a fast means of transport down to Funchal for people living in Monte, these toboggan sledges appeared around 1850. Two men in uniform and straw hats, act as both steering wheel and brakes. The route is roughly a mile long and the baskets reach speeds of up to 30 miles an hour!

Go whale and dolphin watching? Yes, some 20 species of whales and dolphins have been identified in the waters around Madeira. Boat companies offer year-round dolphin and whale watching trips, as there is always



Linda Crowder - Stockton Heath Travel

a good chance of spotting them. Tours typically last for three hours in the summer and two-and-a-half in winter. Guides collect visitors from their hotels.

Porto Santo, Madeira's sister island, is the former home of Columbus and is a holiday destination in its own right. Porto Santo is a complete contrast with Madeira and has 9km of spotless golden beaches along the south coast. It is possible to fit a spot of sunbathing into a day trip from Funchal - the average flight between islands takes 15 minutes, while a boat trip takes around two hours.

Outdoor activities on offer include diving, game fishing, water sports, horse-riding and paragliding, while the island's golf course has an excellent international reputation!

Madeira suits mainly the 30-plus market - predominantly couples who aren't looking for the club scene but are attracted to the culture and beauty of the destination. Although Madeira does not have any natural beaches, the island is suitable for families with young children who are happy to play by a pool. With a mild climate throughout the year, Madeira is the perfect year round destination.

*Keep the village alive support your local traders!*

## STOCKTON HEATH TRAVEL

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# WHAT'S ON WARRINGTON THE TOWN CENTRE

## **Monday 2 August** **Fun Day Monday**

Market stalls, donkey rides and children's entertainment

Time Square and Market forecourt 11am - 3pm

## **Wednesday 4 August** **National Play Day**

Warrington Play Development Team present a day of fun activities and information including face painting and children's entertainment

Bridge Street 10am - 3pm

## **Saturday 28 August** **Armed Services Day**

The Army, Navy and Airforce take over the town for day of exhibitions, displays and entertainment

Throughout Town Centre 10am - 4pm

## **Saturday 4 September** **Warrington's Annual Farmers Market**

Farmers Market, rural crafts and family entertainment

Throughout Town Centre 10am - 4pm

## **Saturday 25 September** **Warrington Disability Partnership's Mobility Show**

Displays and exhibits about transport, equipment and services that are available in Warrington for disabled people and carers

The Old Market Place, Golden Square and  
Horsemarket Street 10am - 4pm



# Cheshire Show success

LOCAL hairdressing salon Johnsons is celebrating after scooping a prize with their first ever Cheshire Show stand.

Johnsons Hairdressing, who have

salons in Stockton Heath village and Warrington town centre, attended the show for the first time this year and enjoyed the experience immensely.

Located in the Shoppers Marquee they ran a free prize draw to win 'Free Hairdressing Services for a year!!' Over 1000 visitors entered.

The lucky winner was June Roscoe of Mere, who was thrilled with her prize, and can't wait for her first visit!!

All those who entered have had a personal invitation to enjoy 50% off their bill.

Johnsons exhibitors stand also attracted the attention of the Cheshire County Show Judges and won 2nd Prize in the shows Trade Stand Competition.

Johnsons Head of Marketing Gill Lawrence said: 'This was a great event for us as a company, reaching a broader audience and showcasing Johnsons Hairdressing at it's best'.



The team from Johnsons

## Low flying baskets!

HANGING baskets at Stockton Heath's Forge shopping centre are a danger to the public, Stockton Heath Parish Council heard.

Coun Sonia Boggan complained about the low-hanging baskets and said several people had banged their heads on the baskets.

"There should be a sign out saying beware of low flying baskets. They are just stupid," she said.

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## What's On in the Villages

**August 3**

**STOCKTON HEATH FLOWER CLUB**  
Pam Ingham of Congleton: Paraphernalia  
Appleton Parish Hall, Dudlow Green Road,  
7.30pm.

**August 9**

**SUMMER PLAY SCHEME**  
Daily for two weeks at Appleton Parish Hall.  
10am to 12noon

**Every Monday**

**THE EVERGREENS Senior Citizen's Club**  
Bellhouse Community Centre, Grappenhall.  
Details: 01925 261381

**ST MARY MAGDALENE MONDAY CLUB**  
1.30pm

**FOLK DANCING CLUB**  
St Thomas' Primary School, Parkgate Road,  
Stockton Heath. 8-10pm.  
Details: 01925 262356

**BRIDGE CLUB**  
Grappenhall Village Sports Club  
Stockton Lane. 7.30pm.  
Details 01928 712233

**LADIES' FRIENDSHIP CLUB**  
The Quays Community Centre, Thelwall New  
Road, Thelwall. 8pm.  
Details: 01925 264099

**Every second Monday**  
**PARK [APPLETON] WI**  
Appleton Parish Hall, Dudlow Green Road.  
7.30pm

**Every third Monday**  
**STOCKTON HEATH  
FAMILY HISTORY SOCIETY**  
St Mary Magdalene's Church,  
Dingle Way, Appleton. 8pm.  
Contact: Linda Pearson 01925 602803.

**NATIONAL VEGETABLE SOCIETY**  
Cheshire District meeting  
Grappenhall Ex-Servicemen's Club, Chester  
Road, Grappenhall.  
8pm. Details: 01925 265773.

**Every fourth Monday**

**MARLFIELD WI**  
Independent Methodist Chapel,  
Knutsford Road,  
Grappenhall. 7.30pm

**Every Tuesday**

**COFFEE MORNING**  
St Cross Church, Appleton Thorn.  
All welcome. 10am-12 noon

**PHOTOGRAPHIC SOCIETY**  
Quays Community Centre,  
Thelwall New Road, Thelwall. 7.30pm.  
Contact: 01925 757582.

**Second and Fourth Tuesday of each month**  
**STOCKTON HEATH & DISTRICT LIONS**  
Ram's Head, Grappenhall.

**Every Wednesday**

**Lymm Afternoon Bridge Club**  
Appleton Parish Hall. 1.15-4.15pm

**Every first Wednesday**

**Walton WI**  
St John's Church Community Hall. 7.30pm

**First and third Wednesday each month**

**NATIONAL ASSOCIATION  
OF WOMEN'S CLUBS**  
Sandy Lane Centre, Stockton Heath.  
8pm. Details: 01925 268311

**Every third Wednesday**

**HIGHER WALTON WI, St John's Community  
Hall, 7.45pm. Details 01925 262001.**

**Every Thursday**

**THE SILVER QUAYS Senior Citizen's Club**  
The Quays Community Centre,  
Thelwall New Road, Thelwall.  
Details: 01925 753474.

**BRIDGE CLUB**

Grappenhall Village Sports Club  
Stockton Lane. 7.30pm.  
Details 01928 712233

**Every second Thursday**

**STRETTON WI**  
Appleton Parish Hall, Dudlow Green Road.  
2.30pm.

**Every third Thursday**

**NORTH EAST CHESHIRE FLOWER CLUB**  
Appleton Parish Hall,  
Dudlow Green Road. 2pm  
Details: 01925 740272.

**Every Friday**

**APPLETOTS TODDLER GROUP**  
Appleton Parish Hall, Dudlow Green Road.  
9.45-11.30am. Details: 01925 268153.

Note: Stockton Heath and Appleton parish  
councils do not meet during August.

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HUNDREDS of villagers from local churches took to the streets of Stockton Heath for the annual Walking Day.

The event was the centre piece of the Stockton Heath Festival with a wide variety of community events taking place around the village.

Pictures show St Thomas's GFS Queen Bronte Barratt and retiring GFS Queen Lydia Mercer-Smith with their attendants taking part in the walk, which features a variety of local churches from Stockton Heath and the surrounding area.



St Thomas's standard bearers



Stockton Heath Methodists



# Walking Day Picture Special



1st Stockton Heath Rainbows



3rd Appleton Rainbows



Graham Roughsedge and members of the Parish Council



Queens walking



School children enjoy the walk



St Mary's Queen



St Monicas standard bearers

For more pictures visit [warrington-worldwide.co.uk](http://warrington-worldwide.co.uk) and use the site search facility for Stockton Heath Walking day

# Stretton Walking Day Eleanor is Queen again

**LOCAL girl Eleanor Harrold was crowned Stretton Rose Queen at St. Matthew's Church Stretton at the annual walking day event which dates back to the 1880s.**

Eleanor is a Year 5 pupil at the neighbouring St Matthew's primary school. She took over from retiring queen - by coincidence another

Eleanor - Eleanor Dailey. New queen Eleanor is into karate, dancing and hockey and is looking forward to her duties during her final

year at the school.

Following the work a fun day took place on the school playing field raising an estimated £3,000 for school funds.

*Stretton Rose Queen 2010 Eleanor Harrold (right) at St. Matthew's Church Stretton*

*Below, Retiring Stretton Rose Queen and attendants from left, Louie Freman, Saffron Smythe, Isabelle Hannah, Laura Nuttall, retiring Rose Queen Eleanor Dailey and Joe Hyde*



*Rev. Elaine Chegwin Hall welcomes the Mayor of Warrington Cllr. John Joyce and Mayoress Mrs Elizabeth Joyce to St Matthew's Parish Church*



*Stretton Rose Queen 2010 with her attendants from left, Eve Doherty, Freddie Munro, Rosa McMahon, Rose Queen 2010 Eleanor Harrold, Emily Craddock and James Hartill.*



*St. Matthew's Church Choir lead the Stretton Walk of Witness*



*Stretton Rose Queen Eleanor Harrold in St. Matthews Church Walk of Witness*



*The Warrington Drum and Trumpet Corps provide the music*



*First Appleton Scout Group*



*Wolfie joined children in St. Matthew's Church*

## More awards for village hall

APPLETON Thorn Village Hall has picked up another clutch of awards from CAMRA - the Campaign for Real Ale.

Landlord Derek Massey, wife Allison and son Chris have been presented with this year's CAMRA National Club of the Year award, regional Cider Club of the Year and Cider and Perry Club of the year and last year's Regional Club of the year.

They can add these awards to the National Club of the Year 2008 and the Regional Club of the Year and Branch Club of the Year awards in 2006 and 2007.

Derek joked: "I think this justifies an extension to the building as there isn't enough wall space left to display these additional certificates."

Appleton Thorn Village Hall opened in 1980 after local fundraising enabled the village to purchase the old village school.



Derek, Allison and Chris are pictured with the awards.

## Police need more information

**POLICE in Stockton Heath and area need more information from the public about suspicious activity and possible crimes.**

Police Community Support Officer Peter Crellin gave a report on crime figures for the previous month to Stockton Heath Parish Council.

He said there had been 14 reports had been received from members of the public about suspicious activity.

"We often get good information from the public - but this is down on last year. We do want this kind of information to keep coming in," he said.

During the month 86 vehicles were

caught speeding in the village.

However, the annual Stockton Heath Walking Day had been "absolutely brilliant" with no incidents reported to police and no arrests. There had also been no complaints about Stockton Heath Festival.

During the month there were 20 incidents of anti-social behaviour, one house burglary, seven incidents each of theft and criminal damage and 18 traffic incidents.

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# Money Column

By Margaret Black

## WatkinsonBlack - Chartered Accountants have moved

David Watkinson and Margaret Black partners of WatkinsonBlack, a local firm of Chartered Accountants, who have successfully operated from Orford Lane, Warrington for 18 years are proud to announce their move to 264, Manchester Road, Warrington, WA1 3RB.

The business started in 1992 as David J Watkinson & Co, and in the year 2000, after Margaret Black had been admitted as a partner, the name of the practice was changed to WatkinsonBlack. From 1992 to date the business has continued to grow as a professional and dependable firm of qualified accountants, creating a strong presence in and around Warrington.

David and Margaret are supported by a team of nine staff and the practice offers their services to approximately 100 personal tax clients and around 500 business clients, these include sole traders,

partnerships, management companies, limited companies and charities.

WatkinsonBlack also represent accountants in the North West for the 'working together' party allowing them to have a solid, effective and valuable relationship with the Inland Revenue which proves very useful when certain of the more difficult tax issues arise. The partners take their role as employers very seriously and believe in the 'Investors in People' policy which they have fulfilled their obligations to achieve this award twice. Staff are trained to a high standard and advances in technology are adopted at the first opportunity. David and Margaret and some of their staff members are avid networkers belonging to the well known organisation BNI (Business Networking International)

On a personal note, it is with some degree of sadness that David and Margaret are leaving the office they have operated from for the last 17 - 18 years,



David Watkinson and Margaret Black

however, they are equally looking forward to the challenge that moving to the larger premises will present. The long term hope is for new growth which will optimistically lead to the creation of more jobs.

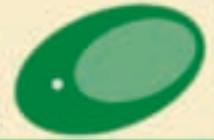
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# Speeding motorists cause concern

## SPEEDING motorists are causing concern at Appleton.

The monthly meeting of the parish council heard from residents of cars travelling at 60-70mph hour through Appleton Thorn and of speeding motorists in Dudlow Green Road, Bridge Lane, Longwood Road and London Road.

Residents at Appleton Thorn complained that the problem was worse at weekends.

The meeting heard that police and PCSOs had been active in the area with mobile speed cameras and

speed warning signs.

Coun Brian Smith pointed out that when a speed camera was used in Wright's Green, it was stationed on a sharp bend where cars were forced to reduce speed anyway.

"It would be better placed close to Appleton Thorn," he said.

Coun Dot Edwards confirmed the problem was particularly bad at weekends.

She said she would raise the matter with the police and ask for speed cameras and warning signs to target the Appleton Thorn area at weekends.

## Festival walkers took wrong turn

SPECTATORS sitting in the sunshine watching Stockton Heath Walking Day had to leave their chairs and run to the next street when part of the parade took a wrong turn.

Stockton Heath Parish Council chairman Coun Graham Roughsedge said meetings had been held prior to the day to ensure all went well and copies of the route were circulated to churches and schools.

Despite this, he said one church and one school took a wrong turn and walked down Walton Heath Road, rather than Francis Road.

"We had complaints from Francis Road. Everyone was sitting on chairs waiting, and they had to run to Walton Heath Road to see the walkers," he said.

## Way cleared for surgery extension

PARISH councillors at Appleton have cleared the way for extensions at the Appleton Primary Care surgery in Dudlow Green Road, despite concerns about parking and the appearance of the building.

The final decision will be made by borough council planners, but the parish council has raised no objections.

A number of residents attended a meeting of the parish council's planning committee to support the scheme, which will increase the number of surgeries from two to three and provide an improved pharmacy.

Some councillors - while not opposing the scheme - expressed concern that the single storey front and rear extensions would cause problems.

At the rear, it could take up valuable parking space and at the front it would result in the surgery building protruding in front of the building line of neighbouring shops.

But the committee voted 4-3 to raise no objections nor concerns.

## Scouts look for community involvement

SCOUTS at Stockton Heath want to get the community more involved in their activities - and using its premises.

The scout group contacted Stockton Heath Parish Council to say they would like more youth and community groups to use the premises in Parkgate Road. They are anxious to increase the numbers of volunteers and activities for young people.

Members heard there are currently 130 members, both boys and girls.

Chairman Coun Graham Roughsedge said: "Anything to give young people something to do is welcome."

He said it could be very successful like the Broomfields Youth Project at Appleton.

## "Posters an eyesore" claim

POSTERS left in Stockton Heath after the events had passed are an eyesore according to a local resident.

Patrick Mullee complained to Stockton Heath Parish Council about posters for events such as Disability Awareness Day and Stockton Heath Festival.

He said: "All over the village there are posters on lamp posts - and they are not moved after the date."

He said when he had campaigned to save the original Stockton Heath Primary School build, parish councillors - past and present - had gone out removing his posters.

Chairman Coun Graham Roughsedge said members would report the problem to the borough council and get the posters removed.

But Coun Tudor Pole, chairman of Stockton Heath Festival, pointed out the festival had finished only two days previously.

He said: "I have spent the past two days cleaning up and haven't had the chance to take down the posters from the drainpipes. But they are not on public property."

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# H L G B

**FOR SALE 2 Alexander Road, Grappenhall**  
**£575,000**



Large impressive 4 bedroom corner period property, approached via a path way through the gardens to hardwood front door which leads to vestibule with stained glass windows and original tiled floor.

Vestibule leads to large hall wall with access to living room. Living room 4.67m x 3.78m with large circular bay window, solid oak flooring, granite fireplace with gas fire. Hallway leads to formal dining room 4.16m x 4.8m with oak floor and oak paneling to walls with fuel stove and large granite fire place. Off hallway is large under stairs storage area. Hallway Leads to large dining/kitchen 3.3m x 3.72m with fully fitted kitchen including island unit and black granite work surface and stone floor. Space for range cooker and dining table. To the rear of the kitchen is spacious utility area with quarry tiled floor and cloakroom.

Leading from the kitchen and to the garden is a garden room 3.12m x 2.65m. A stunning vaulted ceiling with views onto courtyard and bbq area. Outside there are 2 lawned areas with shrubs and mature trees plus courtyard, bbq area and dining area. First Floor Shower room with toilet.

Bedroom 2 - 3.87m x 3.10m with oak effect flooring.

Bedroom 4 - 2.9m x 2.54m which is carpeted throughout

Bedroom 3 - 2.26m x 2.58m with oak effect flooring

Bedroom 1 - 4.67m x 3.78m with oak flooring and large circular bay window seating area

Family bathroom with bath, toilet, wash hand basin and fully tiled.

The property has central heating throughout.

Outside the property also benefits from a double detached garage with electric door and space above which would be suitable for a variety of uses.

**if you would like to see your property advertised here**  
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