



Higher Knutsford Road, Stockton Heath Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Charming Home
- Five Bedrooms
- Semi Detached
- Garage
- Low Maintenance Garden
- Stockton Heath
- Stunning Bathroom
- Open Plan Kitchen
- Detached Garage
- Loft Conversion

DESCRIPTION

A truly spectacular home. This five bedroom family home is located in the sought after location of Stockton Heath. Offering a delightful mixture of character and charm as well as modern touches, this property will not be around for long.

Entering into this beautiful property via the front door leads through to a light and airy hallway. There is a stunning lounge with feature fire place and large bay window. The kitchen/ family room stretches the length of the property and boasts a fabulous island. The dining area has double patio doors leading to the garden. On the first floor there are four bedrooms, the largest comes with triple built in wardrobes and a modern bathroom. On the second floor is the master bedroom with build in wardrobes and an outstanding en suite.

GARDEN

Sitting on a fantastic sized plot, this property enjoys great sized front and outdoor space. With driveway parking for multiple cars as well as a detached garage. The rear garden has a patio area as well as artificial , low maintenance grass and a decking area for alfresco dining.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall 2.36m x 5.31m
- Lounge 4.12m x 4.01m
- Kitchen/Family Room 7.68m x 3.71m
- Dining Room 2.47m x 2.67m
- Shower Room 2.47m x 1.18m
- Garage 5.80m x 2.96m

FIRST FLOOR

- Landing
- Bedroom Two 4.12m x 3.95m
- Bedroom Three 4.59m x 3.71m
- Bedroom Four 3.73m x 3.71m
- Bedroom Five 1.44m x 4.04m
- Bathroom 2.36m x 3.07m

FIRST FLOOR

- Bedroom One 3.95m x 3.71m
- En-Suite 2.60m x 3.70m

Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 36Mb (Via BT)

LOCATION

Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. Located on what was once a Roman settlement, Stockton Heath has since been home to many notable residents, including film legend George Formby. It now boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep, offering anything from a casual and relaxed setting to a more cosmopolitan night out. The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.



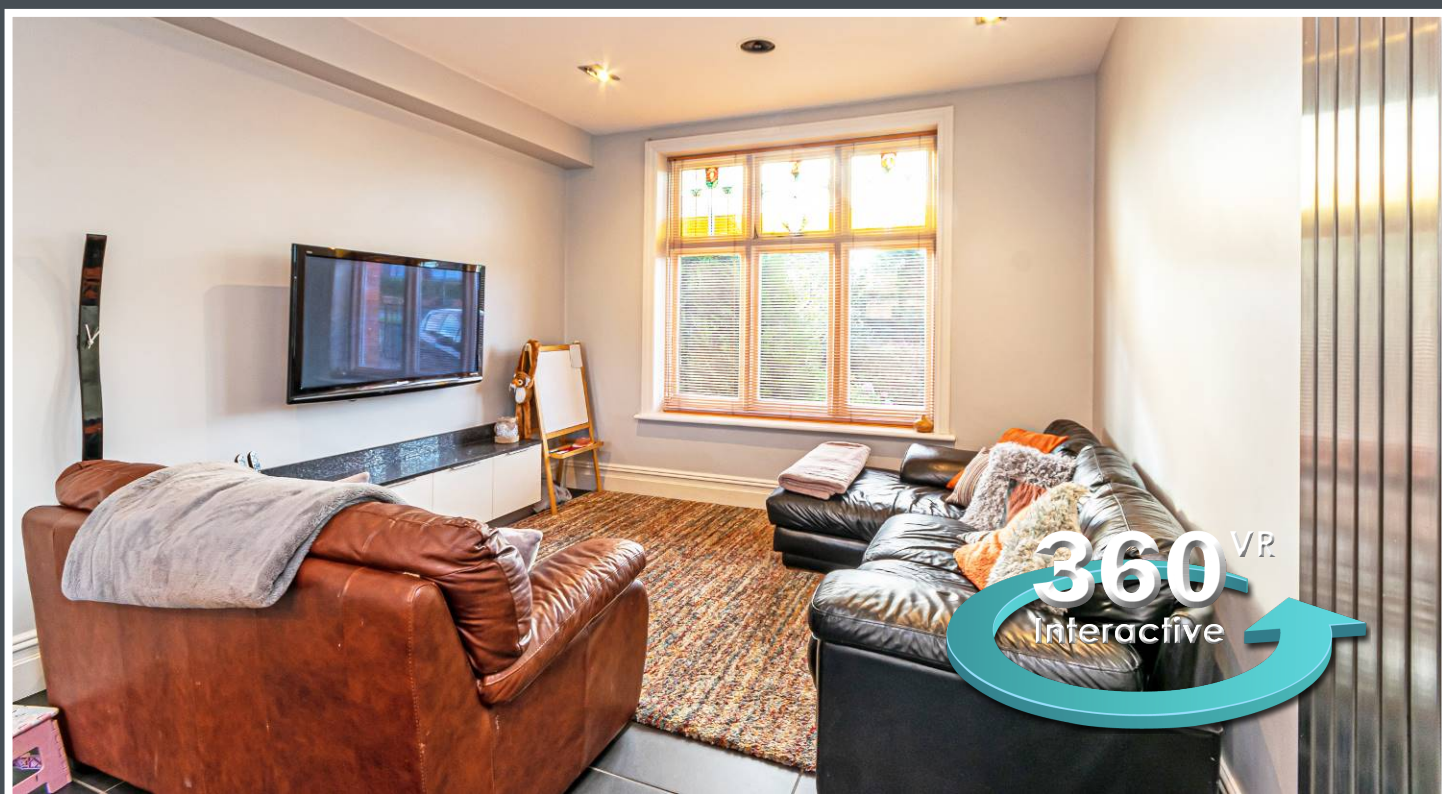
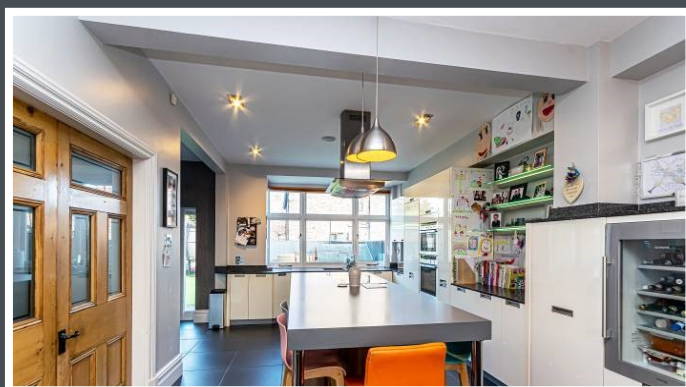
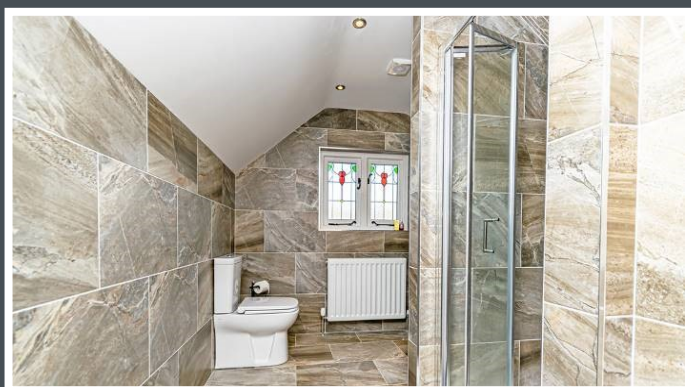
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: E
Tenure: Freehold
(to be confirmed by Solicitors.)

DISTANCES

- | | |
|--------------------------|------------------|
| • Stockton Heath | 1 mile walk |
| • Warrington Town Centre | 2 miles |
| • Manchester Airport | 13 miles via M56 |
| • Liverpool City Centre | 21 miles via M62 |
| • Manchester City Centre | 21 miles via M56 |
- (Distances quoted are approximate)



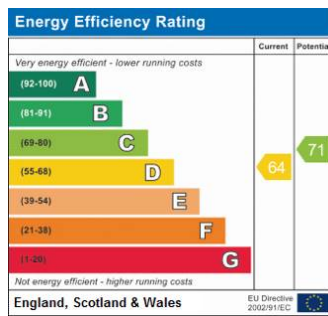
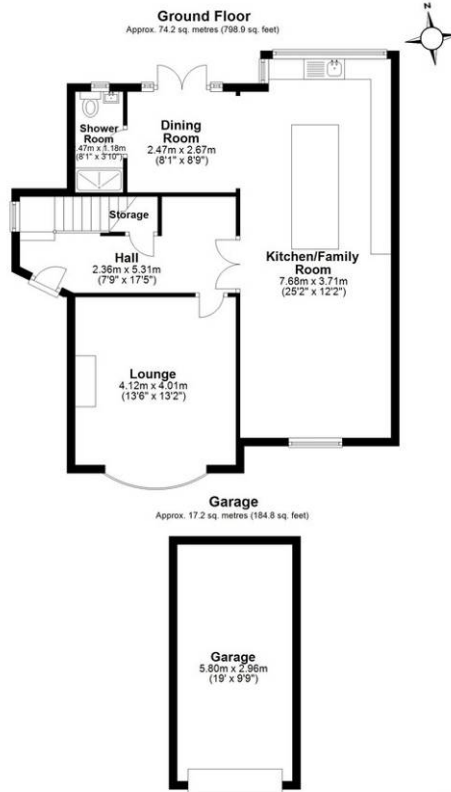






IMPORTANT NOTICE:

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VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages
- Survey
- Removals
- Insurance
- Conveyancing
- EPCs



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