



# Higher Knutsford Road, Stockton Heath Warrington, Cheshire



mark antony  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Edwardian Semi-Detached
- Perfect Family Home
- Sought After Location
- Stunning Reception Rooms
- Stylish Kitchen
- Four Double Bedrooms
- Luxurious Bathroom
- Wonderful Garden
- Double Garage
- Great Motorway Links

## DESCRIPTION

A stunning Edwardian semi-detached home in the highly sought after location of Stockton Heath Village. This beautiful property has an abundance of character and charm. With two reception rooms, four double bedrooms, a modern kitchen, luxurious family bathroom and a truly fabulous rear garden this property really is the perfect family home.

Access to this tempting residence is into a welcoming hallway with striking 'Minton' floor tiles. This leads to two lovely reception rooms, downstairs WC and a stylish kitchen. The elegant stairway leads to the first floor with three double bedrooms and the four piece family bathroom. The second floor has a further double bedrooms, dressing room and plenty of storage.

## THE GARDENS

It is hard to put into words just how fabulous this garden is. There is a generous area laid to lawn surrounded by mature, shrubs, plants and trees. A sizable patio area perfect for alfresco dining and entertaining. The property also benefits from a sun and laundry room. There is also a double garage and an area laid to lawn to the front of the property.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- Dining Room 4.37m x 4.01m
- Lounge 4.71m x 4.01m
- Kitchen 3.46m x 3.88m
- WC 1.58m x 1.94m
- Storage

### FIRST FLOOR

- Landing
- Bedroom One 4.71m x 4.01m
- Bedroom Two 4.37m x 4.01m
- Bedroom Four 3.42m x 3.88m
- Bathroom 1.89m x 3.44m

### SECOND FLOOR

- Landing
- Bedroom Three 4.45m x 4.01m
- Dressing Area 2.51m x 1.69m
- Storage

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water, Drainage
- Broadband Availability: Up to 362Mb (Via Virgin)



## 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 amount 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.

## 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
- Chester City Centre 23 miles via M56



## GENERAL INFORMATION

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

### Contents, Fixtures and Fittings

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



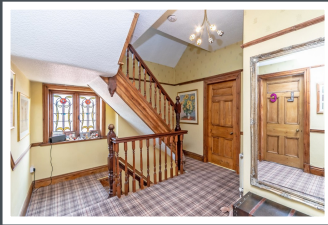










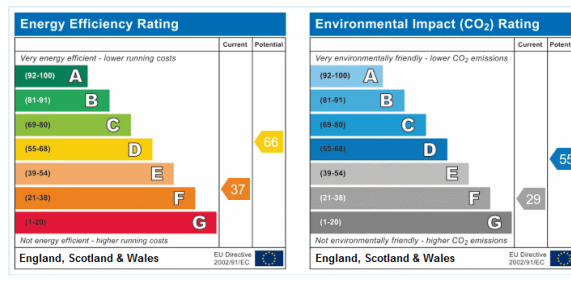


### IMPORTANT NOTICE:

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Total area: approx. 178.5 sq. metres (1921.5 sq. feet)



### 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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