



Victoria Road, Stockton Heath

Close To Amenities • Edwardian Family Home • Five Bedrooms • Character Features • Spacious Living Throughout • Driveway Parking • Sought-After Location • Two Tier Garden • Bright and Airy • Stockton Heath Village



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Set behind an attractive traditional brick frontage, the property offers generous and versatile accommodation arranged over three floors. As you step inside, the property welcomes you through an impressive entrance hall featuring striking black and white geometric tiled flooring, high ceilings and a beautiful original staircase. Situated to the front of the property, the beautiful lounge boasts a striking bay window and an original fireplace. Adjacent, a spacious dining room provides the perfect space for evening meals or entertaining guests. The dining room flows seamlessly into the sun room at the rear, where delightful views over the garden provide a bright and relaxing retreat. The kitchen is fitted with a range of hand-built kitchen units and granite worktops and further complemented by a dual utility area with direct access to the driveway, currently housing the washing machine, tumble dryer, freezers and central heating boiler. The ground floor concludes with a handy utility room and WC.



On the first floor, two well-proportioned bedrooms continue the home's period charm with original fireplaces. Bedroom one boasts a bay window, while bedroom two benefits from a built-in wardrobe. This floor concludes with a family bathroom and a separate shower room. The top floor houses the remaining bedrooms and a convenient WC.

GARDEN:

The property benefits from a beautifully landscaped two-tiered garden. The upper level features a paved patio area with seating, perfect for entertaining or relaxing with family and friends. The lower level is laid to lawn with mature shrubs and outbuildings, offering versatile storage. This thoughtfully designed garden combines practicality with natural beauty, creating a private and tranquil outdoor space for family enjoyment.



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. The village is a sought-after location for families.

GENERAL INFORMATION:

- › Council Tax band: E
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: D

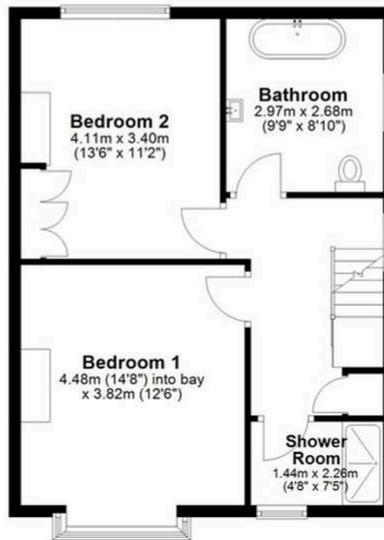




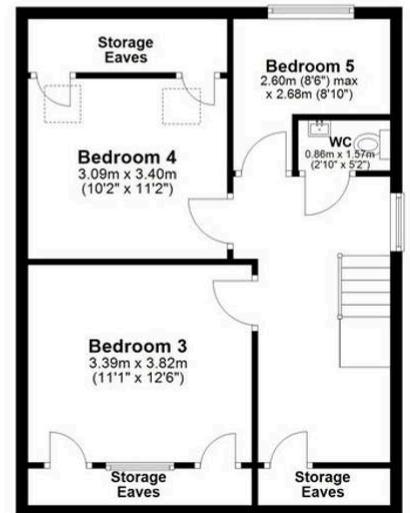
Ground Floor
Approx. 76.7 sq. metres (826.0 sq. feet)



First Floor
Approx. 52.1 sq. metres (561.3 sq. feet)



Second Floor
Approx. 51.5 sq. metres (554.0 sq. feet)



Total area: approx. 180.4 sq. metres (1941.3 sq. feet)

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to
arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under
separate negotiation.