



Greenbank Road, Stockton Heath Warrington

Original Features • No Onward Chain • Sought After Location • Five Bedrooms • Moderisation Opportunity
• South Facing Garden • Close to Local Amenities • Ample Living Space • Family Home • Driveway Parking



Mark Antony
SALES & LETTING AGENTS



INTERIOR:

Nestled within of Stockton Heath village and Grappenhall village, this Edwardian home offers generous proportions, period charm and excellent potential for modernisation. The ground floor features three spacious reception rooms, including a bright, airy lounge and a welcoming family room along with a kitchen and diner. Original details such as decorative tiled flooring, stained-glass bay windows and high ceilings give the property a distinctive character that many buyers look to restore and enhance.

The first floor provides four well-sized bedrooms along with a WC and a shower room, offering flexibility for family life and future reconfiguration if desired. A further bedroom sits within the loft conversion, creating an ideal space for guests, a home office or a quiet retreat. While the property would benefit from updating throughout, its layout, scale and prime village location make it a rare opportunity to create a beautifully modern home that still celebrates its Edwardian heritage.



GARDEN:

A paved courtyard-style garden sits directly off the family room and kitchen-diner, creating a clean, low-maintenance outdoor space. Mature trees along the boundary provide privacy and a natural backdrop, while the outbuildings add useful storage or potential for a workshop, studio, or hobby room. With its open layout and hard landscaping already in place, the area offers excellent scope to be transformed with planting, seating zones, or feature lighting into a truly impressive garden. To the front of the property is a driveway suitable for up to one car.



LOCATION:

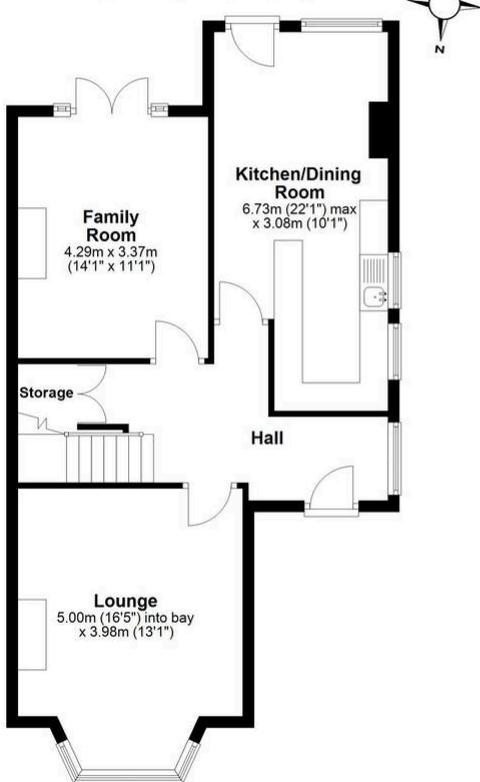
Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. It boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants 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:

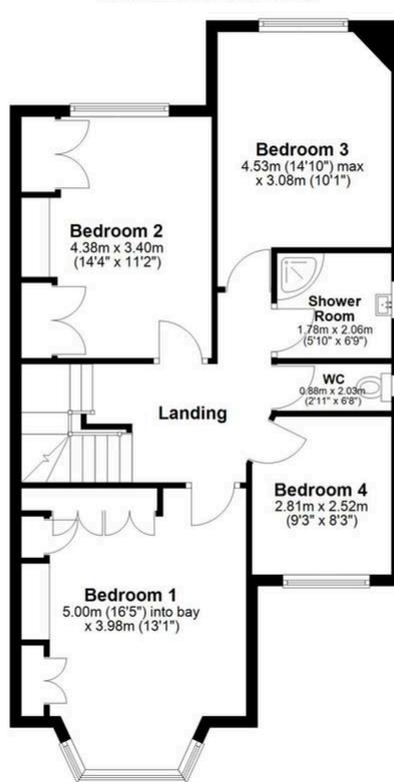
- › Council Tax band: E
- › Tenure: Leasehold
- › EPC Energy Efficiency Rating: F



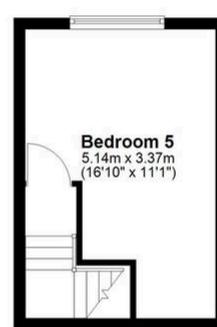
Ground Floor
Approx. 66.5 sq. metres (716.0 sq. feet)



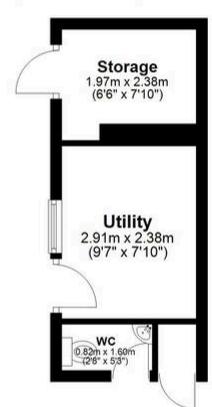
First Floor
Approx. 70.3 sq. metres (756.9 sq. feet)



Second Floor
Approx. 17.3 sq. metres (186.3 sq. feet)



Outbuilding
Approx. 14.0 sq. metres (151.1 sq. feet)



Total area: approx. 168.2 sq. metres (1810.4 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.