



Victoria Road, Grappenhall Warrington, Cheshire

Beautiful Edwardian Home • Four Double Bedrooms • Perfect for Families • Two Generous Reception Rooms
• Gorgeous Open Plan Kitchen • Stunning Period Features • Private Garden • Near to Stockton Heath • Beautifully
Paved Driveway • Stylish Bar and Home Office Area



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Presenting a truly exceptional four-bedroom semi-detached Edwardian home, occupying a prime position on one of South Warrington's most desirable and prestigious roads. Nestled within a sought-after conservation area and within easy reach of Stockton Heath, this elegant property seamlessly blends striking period features with contemporary comforts, creating a home that is rich in character and perfectly suited to modern family living. Boasting one of the largest footprints of any semi-detached property on the road, this impressive residence offers an abundance of versatile living space, making it a rare opportunity in such a highly regarded location.

Upon entering, you are welcomed by original hallway tiles and beautiful stained-glass windows, setting an elegant tone that continues throughout this charming period home. Retaining a wealth of character while benefiting from modern comforts, the property features predominantly double-glazed sash windows.



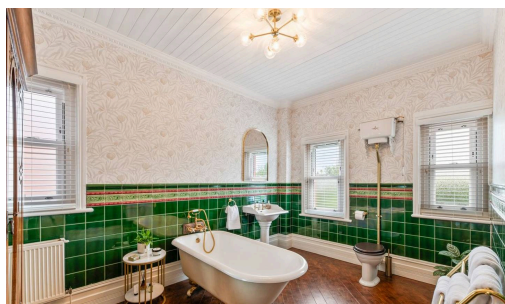
The two generous reception rooms provide versatile spaces for both relaxation and entertaining. The family room features rich walnut flooring and an Acquisitions "Peace and Plenty" fireplace with a log burner, while the lounge benefits from an original fireplace, creating a warm and inviting atmosphere for cosy evenings.

The open-plan kitchen forms the heart of the home, thoughtfully designed for modern family living while complementing the property's character. It features a Britannia range cooker, elegant granite worktops, and a beautiful central island providing additional preparation space alongside an abundance of cupboard storage. Limestone flooring adds both practicality and timeless appeal, enhancing the quality feel of the space. Within the adjoining dining area, a reclaimed Edinoliva cast iron gas stove creates a striking focal point and a warm, inviting atmosphere.



The first floor is home to three double bedrooms, each boasting period charm and generously sized. Bedroom Four showcases a stunning bay window, an original fireplace, and delightful views over the garden. The principal bedroom is particularly impressive, featuring reconditioned Edwardian radiators and an Acquisitions "Serpentine" cast-iron fireplace set on granite. The family bathroom is beautifully appointed with exquisite Minton tiles and vintage-inspired fittings, complemented by Amtico walnut flooring for a touch of luxury.

Occupying the second floor, Bedroom Two offers a superb and versatile suite, ideal as a guest floor. With ample space for a seating area and dressing space, it also benefits from its own shower room and WC, providing both comfort and privacy.



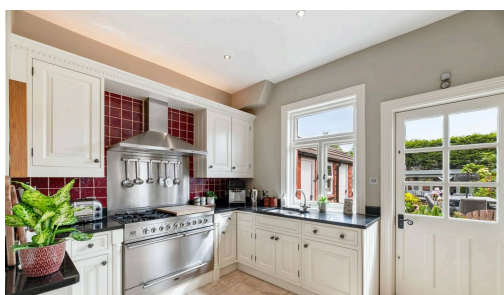
GARDEN

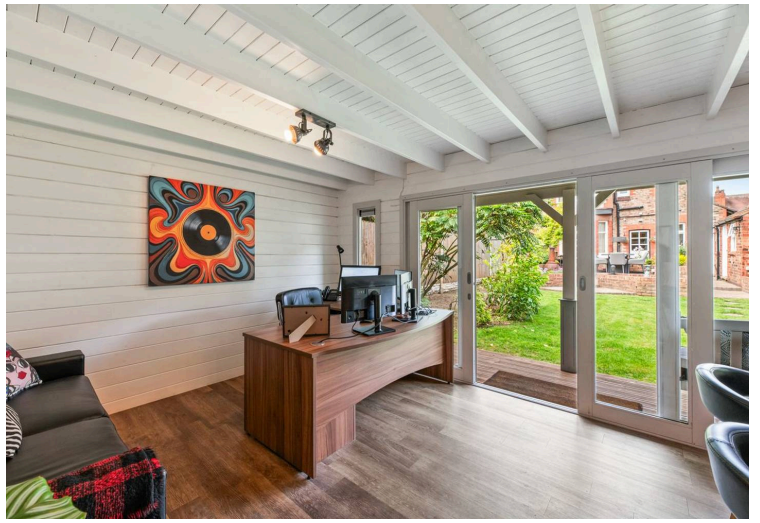
The beautiful sunny private garden has been thoughtfully designed to provide the perfect balance of relaxation, entertaining, and practicality. A standout feature is the high-quality Lugarde garden building, which offers a stylish bar and home office space complete with heating, air conditioning, a veranda, and decking area. Whether used for entertaining guests, working from home, or simply enjoying the garden surroundings, this versatile addition enhances the lifestyle appeal of the property. Further practical benefits include an outside WC and utility space, adding convenience for everyday living and outdoor entertaining. To the front, a beautifully paved driveway, framed by mature trees and established planting, creates an impressive first impression while providing ample off-road parking. An EV charging point is conveniently installed to the side of the house, providing a practical and future-ready solution.



GENERAL INFORMATION

- Council Tax band: F
- Tenure: Leasehold
- EPC Energy Efficiency Rating: D
- Location: Grappenhall









Main area: Approx. 211.0 sq. metres (2271.1 sq. feet)
Plus garden room, approx. 15.6 sq. metres (169.7 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.