



Victoria Road, Stockton Heath Warrington

Detached Home • Perfect Family Home • Four Generous Bedrooms • Gorgeous Open Plan Living • Modern and Stylish Interior • Ample Living Space • Generous Sized Plot • Stunning Garden Area • Desirable Location
• Move In Ready



Mark Antony
SALES & LETTING AGENTS



INTERIOR

This impressive four-bedroom detached home presents an outstanding opportunity for families seeking a modern and stylish property in a highly desirable location. Offering generous living accommodation throughout, the home has been thoughtfully designed to combine comfort, practicality, and contemporary living.

Upon entering, you are welcomed by a beautiful oak front door, setting the tone for the quality and style found throughout the property. The spacious entrance hall provides access to all areas of the ground floor, including the heart of the home, the stunning open-plan kitchen, dining, and family area. Flooded with natural light, this exceptional space features beautiful bi-fold doors and skylights, creating a bright and airy atmosphere. The contemporary kitchen boasts a striking central island, integrated appliances, and sleek worktops, making it ideal for both everyday living and entertaining. The adjoining family area provides additional versatile living space, perfect for relaxing with family and friends.



The separate lounge enjoys a beautiful bay window, allowing natural light to pour in and creating a warm and inviting ambience. Contemporary décor and high-quality finishes throughout further enhance the home's appeal. Completing the ground floor is a practical utility room and a convenient WC.

To the first floor, there are four generously sized bedrooms, each offering ample space for rest and relaxation. The principal bedroom benefits from attractive built-in wardrobes and access to a stylish En-Suite shower room featuring a walk-in shower. Bedrooms two and three also enjoy the benefit of built-in wardrobes, while bedroom three is further enhanced by a charming bay window. The contemporary family bathroom is well-appointed and features both a bath and a separate shower, providing flexibility for modern family life.

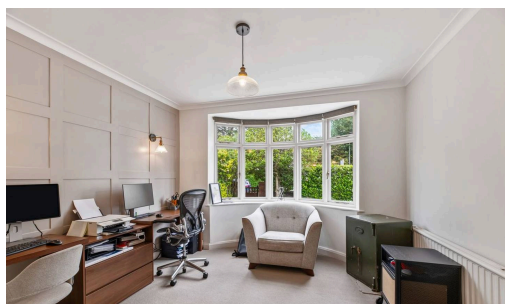


GARDEN

To the rear, the garden has been thoughtfully designed to create a contemporary and inviting outdoor entertaining space. A spacious paved terrace extends seamlessly from the main living areas, providing the perfect setting for al fresco dining and relaxing with family and friends.

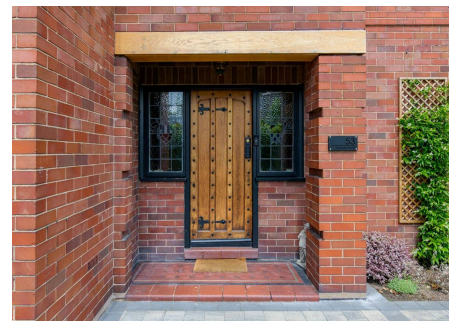
The impressive covered seating area features sleek modern glazing and a stylish outdoor canopy, complete with integrated heaters, allowing the space to be enjoyed throughout the year. This creates a seamless indoor-outdoor connection while offering a sheltered and comfortable area for entertaining.

The garden further benefits from a well-maintained lawn, established planting, and mature greenery, providing a private and tranquil setting.



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.

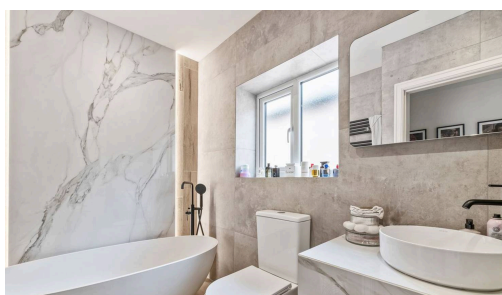


GENERAL INFORMATION

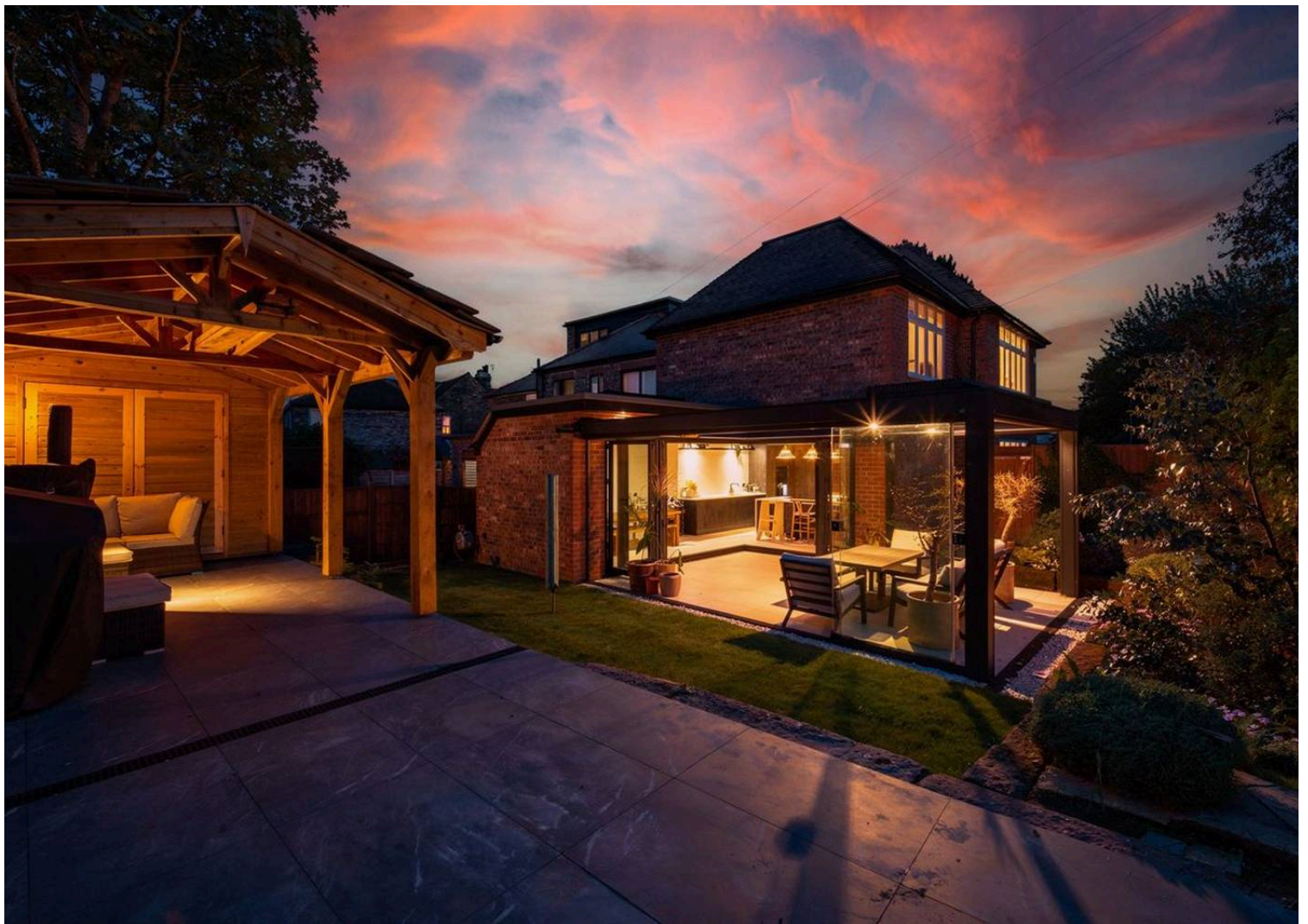
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C









Total area: approx. 139.5 sq. metres (1502.0 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.