



Victoria Road, Stockton Heath Warrington

Stockton Heath Village • Extended Family Home • Set Over Three Storeys • Four Bedrooms • Spacious Living Throughout • Open Plan Kitchen/Dining • Three Bathrooms And W.C • Character Features • Garage To The Rear • Close To Local Amenities



Mark Antony
SALES & LETTING AGENTS



INTERIOR

We are delighted to bring to the market this stunning four bedroom family home. Set behind an attractive traditional brick frontage, the property offers generous and versatile accommodation arranged over three floors, beautifully combining charm with modern family living. As you step inside, the property welcomes you through an impressive entrance hall featuring beautiful tiles and high ceilings, immediately showcasing character and charm. To the right of the hallway, two reception rooms await. Situated to the front of the property, the beautiful lounge boasts a striking bay window that fills the room with natural light as well as an attractive log burner creating a warm and inviting space for family gatherings. Adjacent is a spacious snug, offering a versatile space that can be tailored to suit a variety of lifestyles, whether as a cosy sitting room, home office or playroom. Continuing through the home, you'll discover the true heart of the property: a stunning extended open-plan kitchen, dining and family room, thoughtfully designed for modern family living.



The contemporary kitchen is fitted with a range of sleek cabinetry, providing generous worktop and storage space, complemented by stylish tiled splashbacks and a selection of integrated appliances. A central island creates the perfect focal point, offering additional storage while seamlessly connecting the kitchen with the dining and informal living areas. Flooded with natural light from overhead skylights and French doors opening onto the rear garden, this exceptional space effortlessly blends indoor and outdoor living, making it ideal for both everyday life and entertaining. The ground floor is further enhanced by a separate utility room, a convenient WC and additional storage. The first floor continues to impress, with a bright and airy landing leading to three well-proportioned double bedrooms, each benefiting from high ceilings that enhance the feeling of space. The principal bedroom enjoys the luxury of a private en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom.



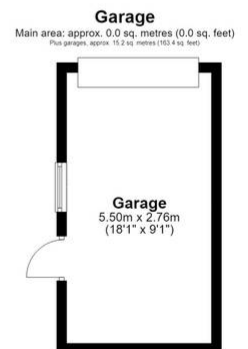
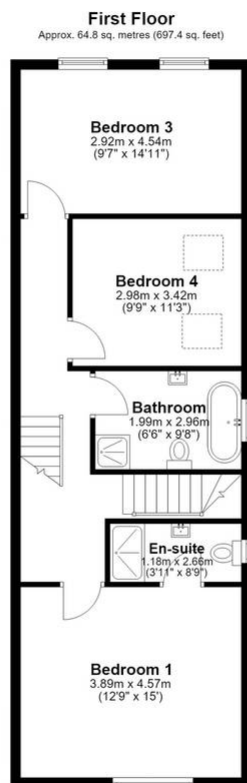
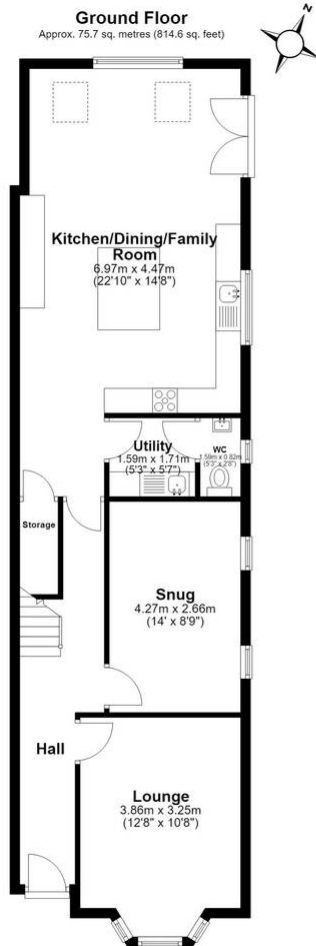
LOCATION

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.

GENERAL INFORMATION

- › Council Tax band: C
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: C





Main area: Approx. 165.9 sq. metres (1785.7 sq. feet)
Plus garages: approx. 15.2 sq. metres (163.4 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.