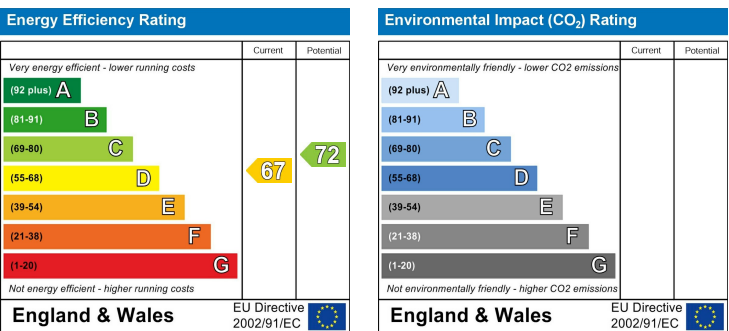
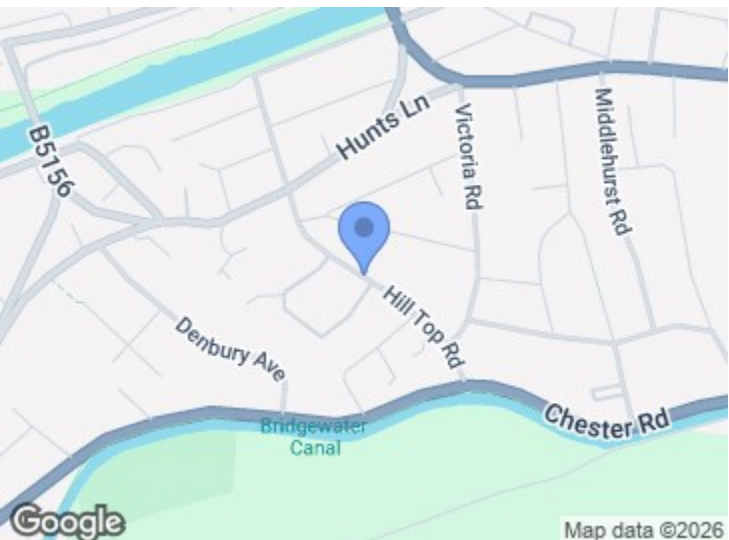


Stockton Heath



Location

Located in a most enviable, popular residential location this delightful period detached property benefits from being set on a mature leafy road within close proximity to the quaint village of Grappenhall which offers a couple of public houses and cobbled streets and lovely church. For shopping needs the village of Lymm, Thelwall and Stockton Heath are within close proximity and offer a selection of associated amenities including retail outlets, restaurants and banks and bars. For more comprehensive shopping needs the larger commercial town of Warrington is also readily accessible together with access to the M6/M56 motorway networks and subsequently to Manchester and Liverpool airports. Further to the area there are a range of local schools catering for all ages with highly regarded reputations.



BEAUTIFULLY Appointed Home Set Within HIGHLY REGARDED Location | STUNNING Open-Plan Dining Kitchen & Family Room with ROOF LANTERNS, 'SHAKER' Style Units, CENTRE ISLAND & UNDERFLOOR Heating | Two Further RECEPTION Rooms | Master Suite with DRESSING ROOM & Charming EN-SUITE | RE-PURPOSED Garage Space | LANDSCAPED Gardens. Set back from the road, this beautifully appointed home comprises an entrance hall, lounge, separate dining room, dining kitchen & family room opening onto the garden, utility, WC and an inner vestibule opening into what is known as 'The Nook' providing further space and a shower room. Upstairs, there is the master suite, two further double bedrooms and a bathroom. Large gardens and ample driveway parking.



www.cowdelclarke.com

£950,000

Tel: 01925 600 200

Stockton Heath

Hill Top Road



Accommodation

Neighbouring the 'Conservation Area' and situated on a highly regarded tree lined road, this double fronted detached home, set back from the road enjoying a degree of privacy has benefitted from a comprehensive schedule of extension, remodelling and refurbishment resulting in one of the finest homes available in this price range.

Since taking possession back in December 2015, the major transformations have included but are not limited to a large extension across the rear of the property including roof lanterns culminating in a fantastic open-plan dining kitchen and family room with views over the landscaped garden, reconfigured layout resulting in two further reception rooms, bespoke hardwood double glazed windows, the creation of a principal suite with dressing room and four piece bathroom and repurposed garage with shower room and independent access. (Absent of Building Regulation Approval). In addition, the fixtures and fittings are of a quality, namely 'Amtico' flooring.

Presented over two storeys, the accommodation is accessed through a beautiful period reflective stained glass front door into an impressive reception hall with 'Amtico' flooring and a turning staircase. Additionally, there is the lounge with feature solid fuel burning stove set within a limestone surround, dining room again with views of the front through a double glazed bay, stunning open-plan dining kitchen & family room complete with a 'Shaker' style kitchen, centre island, integrated appliances, 'Amtico' flooring with underfloor heating, roof lanterns and glass across the rear providing uninterrupted views of the garden, utility with further units and garden access, WC, inner vestibule which leads to the repurposed garage affectionately known as 'The Nook' (Absent of Building Regulation Approval). Upstairs, there is a galleried landing with a storage cupboard and loft access via a drop-down ladder, principal suite with dressing room (formerly a bedroom) and en-suite, two further double bedrooms and a four piece bathroom suite. Externally, there are landscaped gardens predominantly laid to lawn with mature borders, trees and bushes combined with ample driveway parking.

Ground Floor

Entrance Hallway

10'9" x 9'1" (3.29m x 2.78m)

Accessed through a particularly attractive stained glass original style double glazed front door with matching adjacent panels into a most appealing reception featuring 'Amtico' flooring, turning staircase with a runner and rods, painted spindles, polished wooden balustrade and cupboard storage below, ceiling coving and a central heating radiator.

Lounge

17'3" x 13'9" (5.28m x 4.20m)

A super principal entertaining room with a solid fuel burning stove set on a tiled hearth with a limestone surround being its centre piece. In addition, a generous double glazed square bay window overlooking the front, ceiling coving and a central heating radiator.

Dining Room

14'11" x 9'8" (4.56m x 2.96m)

Again overlooking the front via a double glazed square bay and a central heating radiator.

Dining Kitchen & Family Room

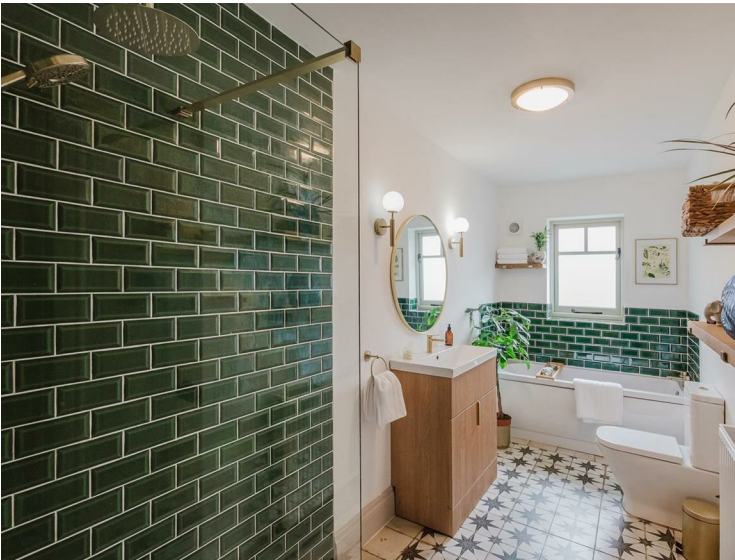
25'2" x 19'4" (7.68m x 5.90m)

A superb extended open-plan space full of light with underfloor heating. Being the 'HIGHLIGHT' of the accommodation, this free-flowing area includes a 'Shaker' style kitchen fitted with a range of matching base, drawer and eye level units with concealed lighting, display shelving and glazed display cabinets. In addition, there are a comprehensive range of integrated appliances including a five ring 'Rangemaster Professional +' cooker set within a matching surround with built-in extractor with lighting and dishwasher. Furthermore, there is a centre island with granite surface, additional cupboard and drawer storage complete with a wine fridge. Finally a 'Belfast' sink unit with brass mixer tap set into a granite work surface with mosaic tiled splashback. The seamless transition to the family room and dining area include a continuation of the 'Amtico' flooring, two lantern lights providing further natural light, double glazed windows across the rear, 'French' doors opening out onto the patio garden and a central heating radiator.

Utility Room

10'4" x 5'10" (3.15m x 1.79m)

Fitted with matching base and eye level units, in addition to a floor to ceiling cupboard. Stainless steel single single drainer unit with mixer tap set in a granite style heat resistant roll edge work surface with space for both a washing machine and tumble dryer below. Further cupboard housing the manifold for the underfloor heating, continuation of the 'Amtico' flooring, double glazed door to the garden with a matching adjacent panel and a central heating radiator.



WC.

6'9" x 3'3" (2.08m x 1.01m)

Again with a continuation of the 'Amtico' flooring, this two piece suite includes a pedestal wash hand basin with a green brick tiled splashback and a low level WC. Frosted double glazed window to the rear and a central heating radiator.

Inner Vestibule

2'6" x 1'0" (0.77m x 0.31m)

Wall mounted 'Worcester' gas boiler, lighting and access to the:

The Nook 'Absent of Building Regulations'

13'8" x 8'9" (4.17m x 2.68m)

Formerly the garage. Further access from the exterior is granted via double glazed twin doors from the side elevation. Double glazed windows to the front and side elevations, meter cupboard, central heating radiator and a door leading to the:

Shower Room 'Absent of Building Regulations'

6'1" x 3'8" (1.87m x 1.12m)

Modern suite including a grey brick tiled enclosure with electric shower, pedestal wash hand basin with chrome mixer tap, mirrored cabinet above and a low level WC. Chrome ladder heated towel rail, inset lighting, tiled walls to dado height with matching tiled flooring, double glazed window to the rear, extractor fan and a shavers point.

First Floor

Galleried Landing

12'5" x 10'9" (3.80m x 3.28m)

A spacious area providing access to the part board loft with drop-down ladder, storage cupboard with shelving space and lighting, double glazed window overlooking the front and a central heating radiator.

Bedroom One

14'0" x 10'1" (4.29m x 3.08m)

Double glazed window overlooking the rear, central heating radiator and an opening to the:

Dressing Room (Former Bedroom)

10'7" x 6'7" (3.25m x 2.01m)

Range of fitted wardrobes set opposite each other providing hanging, shelving and drawer space with opaque panelled sliding doors, inset lighting and a door to the:

En-Suite Bathroom

9'11" x 9'10" (3.03m x 3.00m)

Beautifully appointed period reflective four piece suite including a roll top bath with chrome claw feet and chrome mixer shower head, oversized brick tiled cubicle with thermostatic shower and rain-shower head, wash hand basin with chrome waste, towel rail and mixer tap complete with a low level WC. Mosaic tiled flooring bordered with contrasting tiles complemented by panelled walls to dado height, ceiling coving, two wall light points, vertical central heating radiator, frosted double glazed window to the rear and an extractor fan.

Bedroom Two

13'10" x 12'1" (4.23m x 3.69m)

An excellent guest or second bedroom with a feature double glazed square bay window overlooking the front and a central heating radiator.

Bedroom Three

9'10" x 9'3" (3.00m x 2.82m)

Double glazed window again overlooking the front and a central heating radiator.

Bathroom

13'10" x 5'4" (4.24m x 1.63m)

Again generous proportioned, this four piece suite featuring brushed gold fittings includes a panelled bath with green brick tile splashback, matching green brick tile enclosure with thermostatic shower and both rain-shower and retractable heads, wash hand basin set on a fluted vanity unit with cupboard storage below, mixer tap and two wall light points above all complete with a low level WC. Mosaic tiled flooring bordered with contrasting tiles, frosted double glazed window to the side, central heating radiator and an extractor fan.

Outside

The rear garden is predominantly laid to lawn with mature trees bushes and shrubs, in addition to an 'Indian' stone patio ideal for 'Al-Fresco' dining, hot/cold water tap and exterior lighting. The front is accessed through timber gates into a block paved driveway with mature trees set behind a dwarf brick wall. The side provides two gates, one of which is for 'The Nook' while the other leads along the side of the property to the garden at the rear.

Tenure

Freehold.

Council Tax

Band G' - £4,150.79 (2026/2027)

Local Authority

Warrington Borough Council.

Services

No tests have been made of mains services, heating systems or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot, therefore, confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Postcode

WA4 2ED

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.