



# Hill Top Road, Stockton Heath Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Edwardian Home
- King Sized Bedrooms
- Original Features
- Driveway Parking
- Close to Stockton Heath
- Semi-Detached
- Two Reception Rooms
- Extended Kitchen
- Beautiful Garden
- Close to Schools

## DESCRIPTION

Nestled on the charming Hill Top Road, is a gorgeous semi-detached Edwardian home, whilst extended and modernised it retains all its original charm and features, having wood double glazed windows encapsulating the original leaded lights (excluding the hall, landing & under stairs). This home offers three bedrooms all capable of having king-sized beds. There are two reception rooms and an extended kitchen with a garden room. This truly tempting home offers ample living space, is perfectly positioned close to schools, fabulous walks and local amenities and is within walking distance of Stockton Heath.

As you enter through the stained-glass front door, you'll find a hallway showcasing the original tiled floor and bespoke pitched pine balustrade. The lounge to the front offers high ceilings, original coving, leaded light bay window, wood flooring and limestone fireplace with living flame gas fire. The dining room has a limestone fireplace with living flame gas fire, coving, high ceilings and French windows which allow seamless access through to the kitchen. The kitchen is a highlight of this home. Designed by Johnson & Johnson with solid oak doors with Pippy Oak centre panels, granite worktops/splash-backs, glass breakfast bar, integrated fridge freezer and dishwasher with space for free standing washing machine and dryer.

The first floor has three generously sized bedrooms, one contains beautiful bespoke fitted wardrobes with internal lighting. The bathroom has a semi sunken double ended jacuzzi bath, D shaped shower, Scandinavian rimless wall mounted toilet, wash basin with drawers. The Amtico floor tiles provide a touch of sparkle.



## GARDEN

The enchanting rear garden has well stocked borders, outhouse, garage and summer house/office. All have lighting and power. The outhouse has a Belfast sink with water and external garden hose connection point. The summerhouse is double glazed, and winter insulated so can be used for working from home. To the front of the property is a driveway parking for three vehicles and a well-maintained front garden with mature plants and shrubs.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.82m x 3.64m Lounge
- 4.67m x 3.32m Dining Room
- 2.65m x 3.32m Sitting Room
- 6.72m x 2.39m Kitchen/Breakfast Area

### FIRST FLOOR

- Landing
- 4.67m x 3.35m Bedroom One
- 4.83m x 3.63m Bedroom Two
- 2.97m x 2.44m Bedroom Three
- 2.79m x 2.08m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 154Mb (Via BT)



## 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.

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.



## DISTANCES

- Latchford Village 0.8 mile walk
- The Rams Head 0.9 mile walk
- Stockton Heath 1 mile walk
- Warrington Town Centre 2.5 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 24 miles via M56
- Liverpool City Centre 26 miles via M62

(Distances quoted are approximate)

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

**Tenure:** Leasehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

Not included in the asking price. These items may be available under separate negotiation.



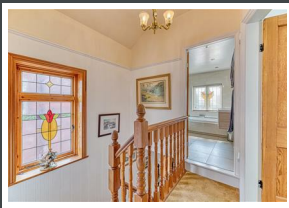






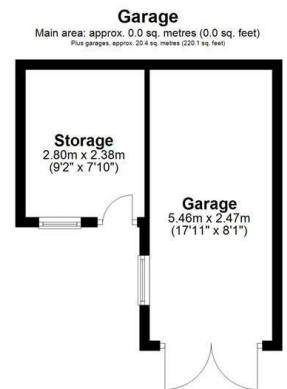
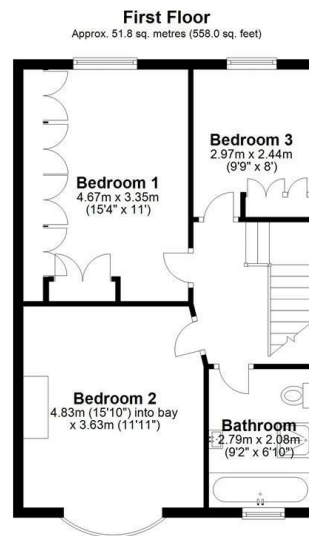
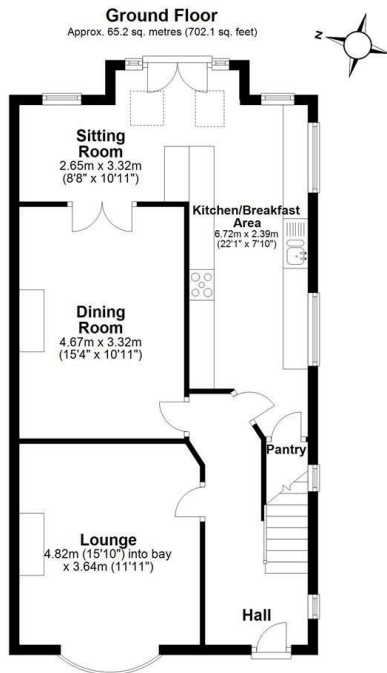




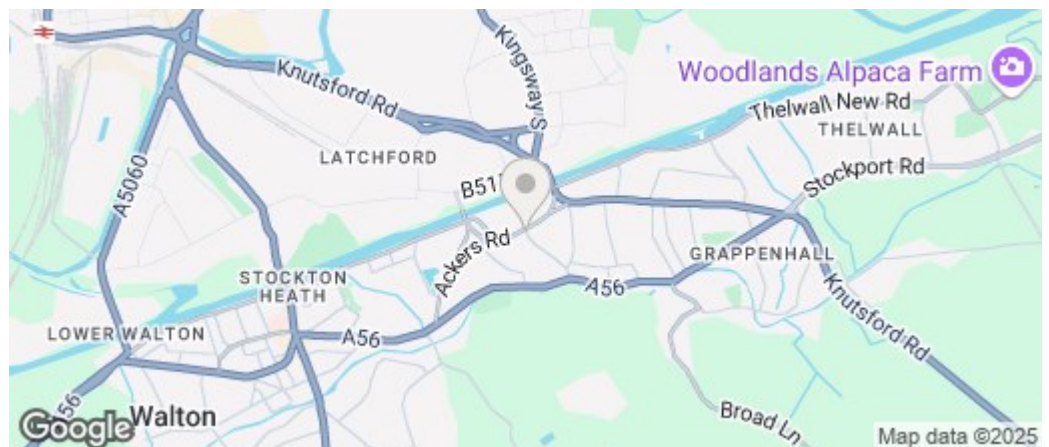


## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Main area: Approx. 117.1 sq. metres (1260.1 sq. feet)  
Plus garages: approx. 20.4 sq. metres (220.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

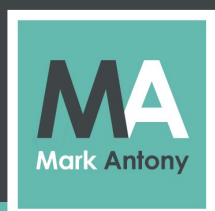
## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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82 London Road, Stockton Heath, Warrington, Cheshire, WA4 6LE  
Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070