

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
 Close to Schools
- Semi-Detached
- Two Reception Rooms
- Extended Kitchen
- Beautiful Garden





The enchanting rear garden has well stocked borders, outhouse, garage and

sink with water and external garden hose connection point. The summerhouse is double glazed, and winter insulated so can be used for

summer house/office. All have lighting and power. The outhouse has a Belfast

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.

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.



GROUND FLOOR • Entrance Hall

GARDEN

- 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



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



Property Ref: 19383852 Printed Date: 1st November 2025

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:

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.





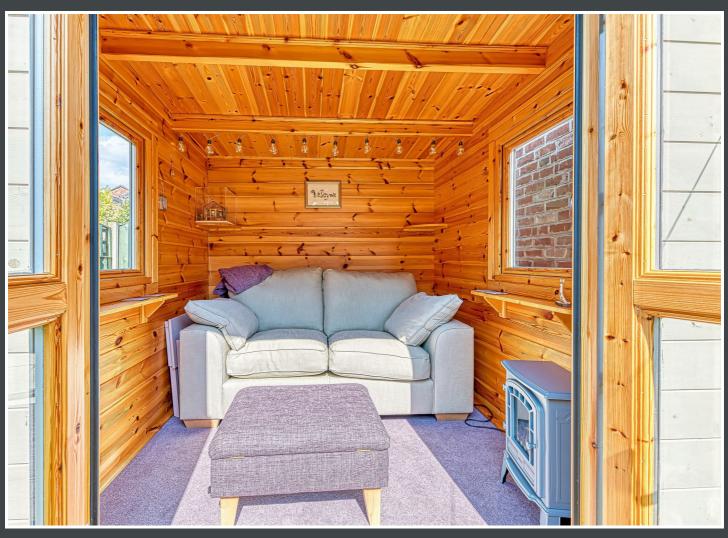




















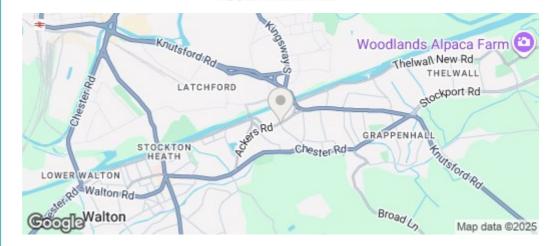


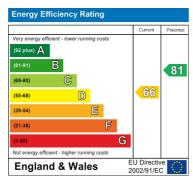
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Main area: Approx. 117.1 sq. metres (1260.1 sq. feet)





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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