



Ackers Road, Stockton Heath, Warrington

£1,300,000

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A stunning example of a fine detached Victorian villa standing in generous grounds within the Ackers Road conservation area.

The immaculate accommodation extends to over 5100 sqft and retains many original features. In recent years our clients have undertaken a comprehensive, yet sympathetic programme of high quality improvements to create a superb family home which simply must be viewed to be fully appreciated.

Features briefly include; entrance porch, reception hall, three separate reception areas, kitchen / dining room, utility, WC, cellars, an impressive first floor landing area, four double bedrooms, two ensembles, family bathroom and second floor with another large landing area, four additional double bedrooms and bathroom.

The property is approached via electric entrance gates from Ackers Road, opening to reveal a large driveway parking area with space for multiple vehicles. The mature private gardens extend to approximately 1/3 of an acre.





Local Area Information

The village of Stockton Heath is situated in North Cheshire around two miles south of Warrington Town Centre. It is uniquely placed between the M6 and M56 which brings all of the major North West Towns and cities within easy commuting distance. The airports of Manchester and Liverpool can both be reached in about 20/30 minutes by car and London can be reached in under 2 hours by train. Education is well served by excellent local schooling and school bus services serve the nearby private schools of The Grange, Cransley, Altrincham and Manchester Grammar.

Stockton Heath itself is a bustling large village serving one of the wealthiest areas in North Cheshire. Within reasonable walking distance are parks and some of the county's most productive and attractive agricultural land where there are good facilities for riding, cycling and walking with all the other outdoor pursuits including Warrington golf course.



Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be



Agents Notes

Tenure: Freehold

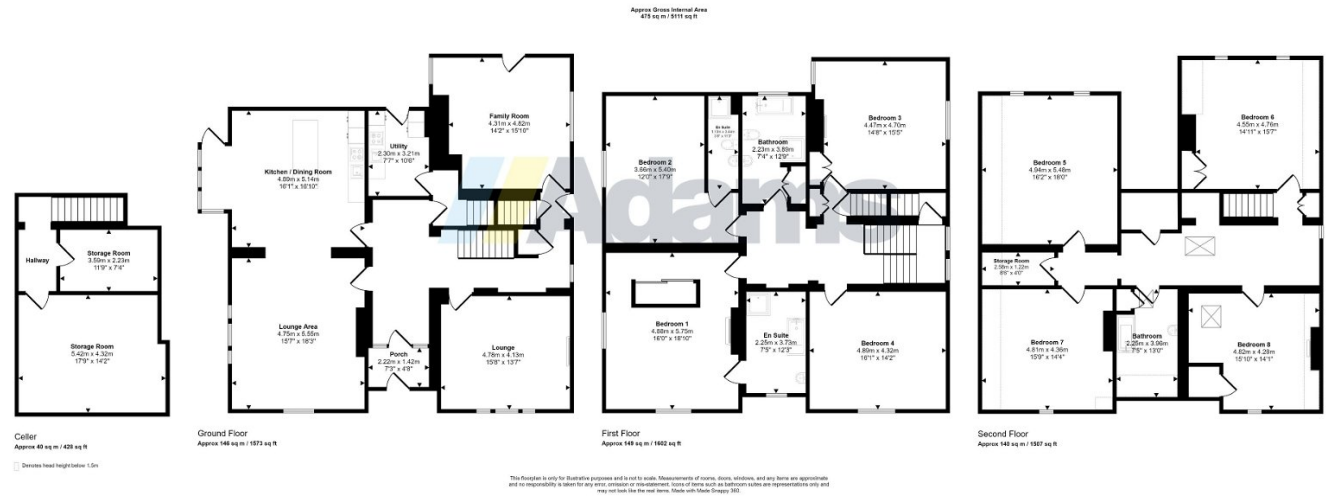
Council Tax Band: G

Local Authority: Warrington Borough Council

EPC Rating: TBC









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