



**GASCOIGNE
HALMAN**

127 WALTON ROAD, STOCKTON HEATH

THE AREAS LEADING ESTATE AGENT



127 WALTON ROAD, STOCKTON HEATH

Impressive Edwardian House known locally as one of the twelve Apostles. Generous accommodation which has been extended, updated and improved over the years whilst retaining character features throughout. Four Reception Rooms plus open Family/Dining Kitchen. Five generous sized bedrooms and three bath/shower rooms. Cellar ideal as a utility. Resin Driveway and enclosed, private garden to the rear. This property must be viewed to fully appreciate the standard and size of accommodation on offer.



Built Circa 1903 this beautiful Edwardian house retains a wealth of character and charm including 'Minton' tiled floor in the entrance porch, high skirting, ceilings and moulded cornices. This fine example of one of the twelve Apostles has been sympathetically renovated, improved and updated over the years with high quality fixtures and fittings. Extended to provide generous accommodation approx 2676 sq ft.



Features worthy of note include the entrance porch, entrance hall with Oak Herringbone floor, two formal reception rooms, lounge with wood burning stove, open family dining/kitchen bespoke fitted by 'Smithfields' in Stockton Heath, separate study and further reception room. Five good sized bedrooms and three bath/shower rooms all refitted spread over two floors.

Externally private rear garden with sun terrace, resin driveway provides ample off road parking. Immaculate accommodation in a sought after location close to all amenities.

LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

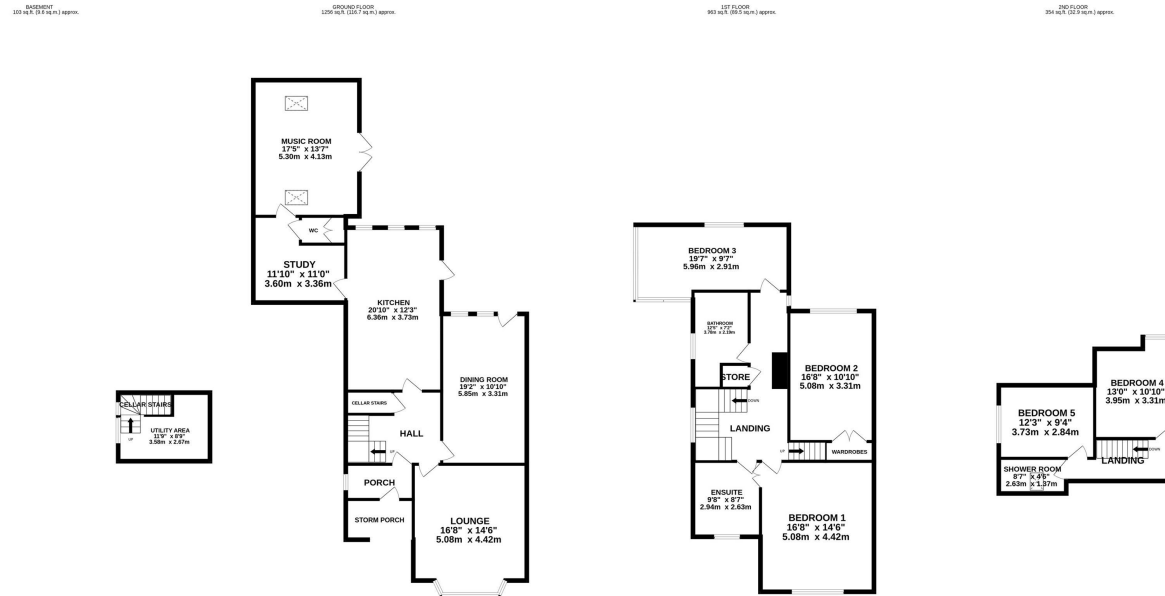
SAT NAV: WA4 6NT

TENURE

Leasehold - 999 years from 1899

LOCAL AUTHORITY

Warrington BC - Council Tax Band F



TOTAL FLOOR AREA: 2676 sq.ft. (248.6 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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