



**GASCOIGNE  
HALMAN**

15 VICTORIA ROAD, STOCKTON HEATH,  
WARRINGTON

---

THE AREAS LEADING ESTATE AGENT



## 15 VICTORIA ROAD, STOCKTON HEATH, WARRINGTON

Situated in a fantastic position a stone's throw from Stockton Heath Village and all of its amenities, is this beautifully presented three bedroom period terrace home. With an attractive rear garden and good size rooms throughout including three double bedrooms the property is ready to move into and an internal viewing is highly recommended.

In brief the accommodation comprises entrance hallway through UPVC entrance door with stairs leading to the first floor. A bay fronted lounge with gas living flame fire and hardwood flooring. A separate dining room has a fantastic wood burner and leads directly into the kitchen. The kitchen is fitted with a contemporary range of units with quartz worktops over and integrated appliances including oven, microwave, fridge/freezer, dishwasher and five ring gas hob with extractor. The kitchen opens into a light and airy breakfast room which overlooks the rear garden with double doors leading to the outside.





To the first floor there are three double bedrooms with the master having fitted wardrobes along with a stunning bathroom suite. Externally the property benefits from an attractive lawned garden with patio areas for outside dining and seating.

### **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 2AL

### **TENURE**

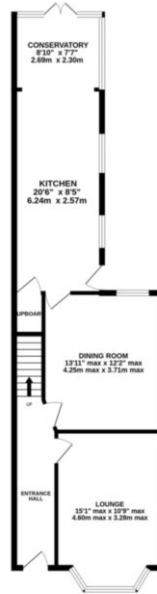
Leasehold - 980 years from 1918 - £2.50 p/a

### **LOCAL AUTHORITY**

Warrington Borough Council - Tax Band C

### **EPC RATING**

GROUND FLOOR  
678 sq ft (63.0 sq m.) approx.



1ST FLOOR  
587 sq ft (54.5 sq m.) approx.



TOTAL FLOOR AREA: 1275 sq ft (118.4 sq m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Hozon 12/22

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

## STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath

**GASCOIGNE  
HALMAN**