



Strickland Close | Warrington | WA4 3LJ

EDWARD
mellor



Features

- Superbly presented executive detached home
- Highly favoured location
- Accommodation extending to c. 1670 ft²
- Close to well regarded schooling
- Potential to create fifth bedroom

The attractive external appearance of the house is complemented by a superb interior of space and quality being stylish appointed throughout and one that conveys elegance in character contributing to an excellent family home. The house occupies a prime location in south Warrington with nearby primary school rated as

'outstanding', convenience for those requiring access to the motorway network as well as areas of environmental importance including the Victorian walled gardens of Grappenhall Heys all having great appeal. The house stands in attractive gardens and has undergone a considerable programme of

refurbishment and enhancement by our client to include quality kitchen, sanitary fittings and replacement windows to create a truly superb home. The layout offers one of great flexibility and arguably suits a wide variety of lifestyles but especially those of a growing, modern family.



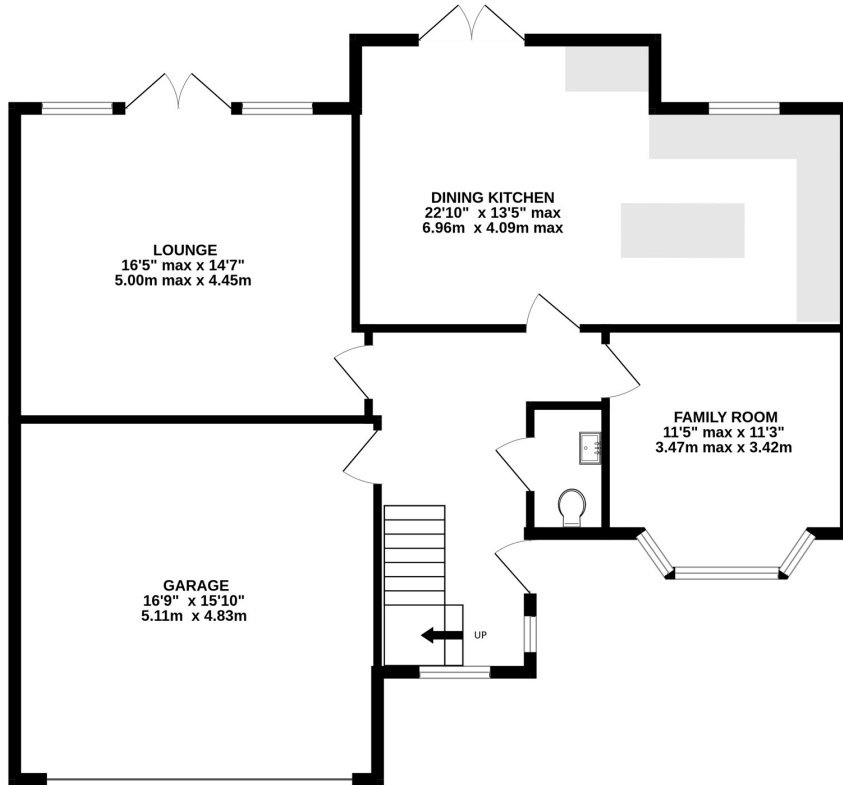
This imposing family home offers modern day flexibility and an external appearance which is complemented by a superb interior space extending to over 1900 square feet which includes: a storm porch, reception hall with cloakroom/W.C., a large lounge with bi-folding doors leading onto the rear garden; there is a separate family/sitting room and a generous and beautifully appointed kitchen with dining area – again with French windows opening onto the gardens. On the first floor, there is a spacious landing which is currently used as a study area with fitted furniture but has the opportunity to create a fifth bedroom if required. There are four double bedrooms and a large family bathroom with freestanding bath with both the master and guest bedrooms having en-suite facilities. Outside, a driveway provides off road parking facility and access to an integral double garage with electrically operated door. A gas fired central heating system is installed and complemented by sealed unit double glazing – with the majority of windows being replaced with low maintenance PVCu units. The rear garden has south easterly aspect with large paved entertaining area and contribute a delightful setting with those to the rear including a generous patio area, raised lawns with a high level of maturity providing generous privacy levels.



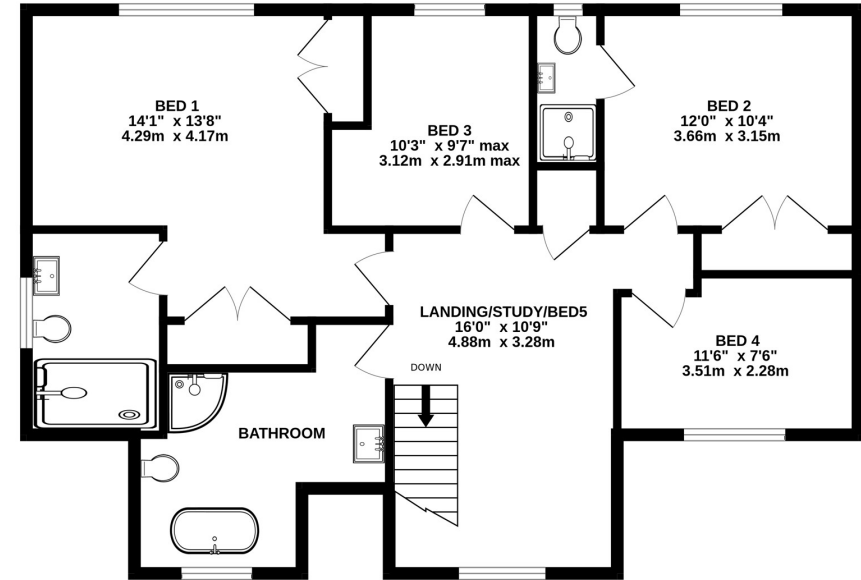
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR



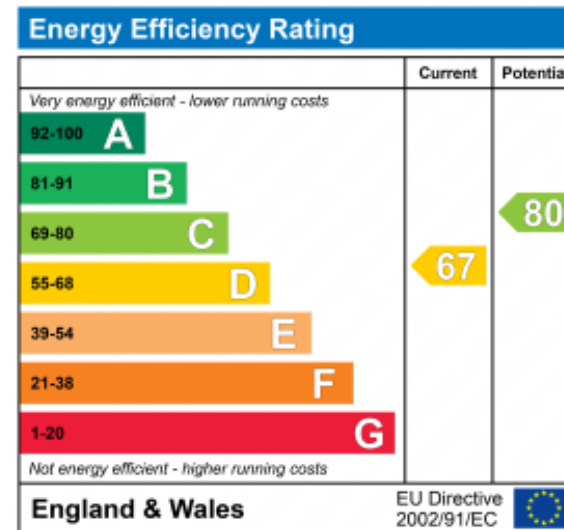
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Important Information

- Council Tax Band: G
- Tenure:Freehold

EPC Rating



97 London Road, Stockton Heath, WA4 6LG
T: 01925 210 021
E: stocktonheath@edwardmellor.co.uk



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