



Hill Cliffe Road, Walton, Warrington, WA4

**Offers in excess of:
£675,000**

Hill Cliffe Road, Walton, Warrington, WA4

** OFFERED WITH NO ONWARD CHAIN ** Personalised Video Tour Available ** FIVE BEDROOM Semi Detached Home set on a fantastic size plot in need of modernisation **

This exceptional home is located in Walton close to the hustle and bustle of Stockton Heath Village. In need of modernisation throughout this home offers huge scope for a family to make it their own.

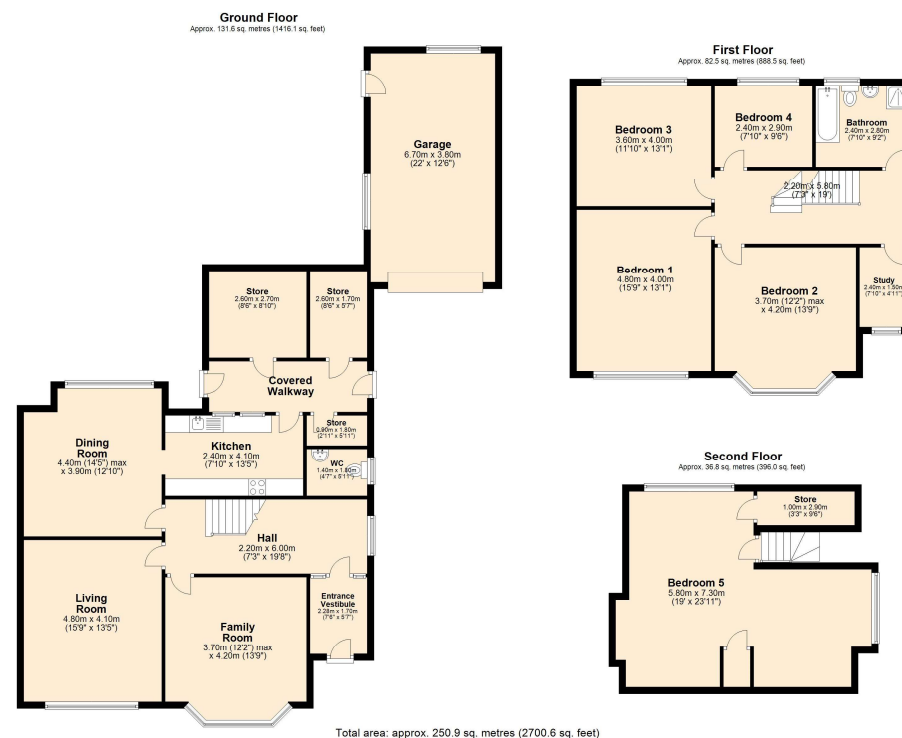
This impressive home offers a wealth of original features and comprises; Access to the entrance porch via a hardwood door with beautiful stained glass inset, beautiful tiled flooring. Access to the entrance hall with feature tiled flooring and access to the ground and first floor accommodation. There are THREE RECEPTION ROOMS to the ground floor all a fantastic size. The family room with feature bay window allowing heaps of natural light, the living room houses a stunning original feature fire with tiled hearth and ornate surround. The dining room allows access to the kitchen which is fitted with a range of base and eye level units. There is a covered walk way allowing access to two large storage cupboard and out to the driveway providing access to the garage.

The first floor reveals FOUR bedrooms, a study and a four piece family bathroom suite, whilst the second floor offers a further bedroom with storage.

Externally the property is set on an AMAZING size plot with a driveway to the front providing ample off road parking for several vehicles. To the rear of the property there is a VAST garden with the majority laid to lawn, mature shrubs and trees, access to the garage.

Stockton Heath offers an abundance of local restaurants, bars, boutiques and shops, whilst also being located close to the motorway networks and zoned for popular well regarding schools.

- Leasehold
- 999 Years from 25/12/1911
- EPC Grade E
- Council Tax Band F







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	52
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.