

GASCOIGNE HALMAN

18 CHESTER ROAD STOCKTON HEATH, WARRINGTON

THE AREAS LEADING ESTATE AGENT





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Situated in a convenient location within walking distance of Stockton Heath Village, this attractive and well-presented three-bedroom semi-detached home offers stylish, thoughtfully arranged accommodation, ideal for modern family living. The property has been tastefully maintained throughout, with a welcoming interior, contemporary finishes and a practical layout that makes excellent use of the available space.

The ground floor begins with an entrance hallway providing access to the principal reception rooms and staircase to the first floor. The separate dining room is positioned to the front of the property and benefits from a pleasant bay window, creating an inviting space for family meals and entertaining. To the rear, the impressive living room provides a generous area for relaxation, featuring a feature fireplace and a bright, open feel. The room flows seamlessly into the kitchen, creating a sociable arrangement well suited to everyday living. The living room also benefits from a vaulted ceiling, roof windows and double fully glazed patio doors, allowing natural light to flood the space and enhancing the sense of height and openness.

The kitchen has been fitted with an attractive range of cabinetry, complemented by butchers block work surfaces, tiled splashbacks and a range-style cooker. The layout provides ample preparation and storage space, whilst the windows overlook both the front and rear. The open connection with the living room further enhances the versatility of the ground floor, making it equally suited to family life and entertaining guests.











To the first floor, the landing provides access to three bedrooms and the family bathroom. The primary bedroom is a comfortable double room, with a further well-proportioned double bedroom and a third bedroom offering flexibility for a child's bedroom, nursery or home office. The family bathroom is fitted with a modern white suite incorporating a bath with shower over, wash basin and WC, complemented by contemporary tiling and a heated towel rail.

Externally, the property occupies an attractive position within an established residential setting, with a neatly maintained front garden enclosed by mature hedging and planting. To the rear, the garden provides a combination of lawn and paved seating areas, offering space for outdoor dining, relaxation and family activities. A substantial paved driveway to the side provides valuable off-road parking for several vehicles.

The location is a particular highlight, with Stockton Heath Village close by, offering an excellent selection of independent shops, cafés, restaurants, bars and everyday amenities. The area is well regarded for its village atmosphere and convenient access to Warrington town centre, with road links providing connections to the wider North West. The surrounding area also offers a range of schools, recreational facilities and green spaces.

Combining well-presented accommodation, a versatile living arrangement, off-road parking and a highly convenient location close to Stockton Heath Village, this appealing home is well suited to buyers seeking a property that is ready to move into and enjoy. An internal inspection is strongly recommended to fully appreciate the accommodation and setting on offer.

DIRECTIONS

SatNav: WA4 2RX

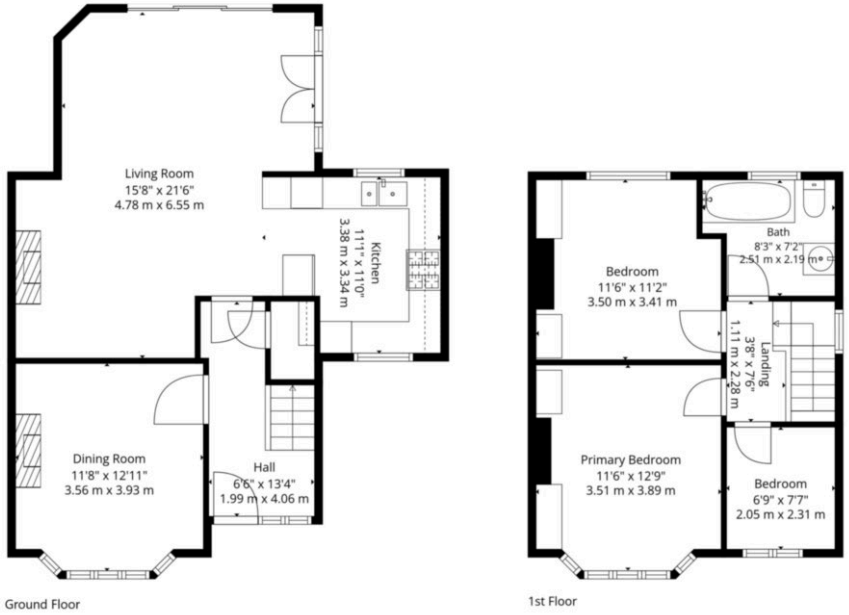
TENURE

Leasehold - Lease expires 25/12/2934 - GR £6.00 per year

LOCAL AUTHORITY

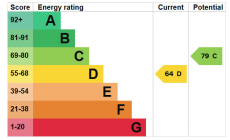
Warrington Borough Council - Council Tax Band C

| FLOORPLAN & EPC



TOTAL: 1104 sq. ft, 102 m2
Ground floor: 669 sq. ft, 62 m2, 1st floor: 435 sq. ft, 40 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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