



Victoria Road, Grappenhall Warrington

Beautiful Period Property • Four Double Bedrooms • Character Features • Freehold Title • Private Garden • Driveway Parking • Beautifully Presented • Elegant Victorian Home • Generous Reception Rooms • Near To Stockton Heath



Mark Antony
SALES & LETTING AGENTS



INTERNAL

Occupying a prime position on one of South Warrington's most desirable and prestigious roads, this exceptional Victorian semi-detached home offers an elegant blend of period grandeur and thoughtfully considered modern upgrades.

Beautifully presented throughout, the property retains a wealth of character features while providing spacious, practical accommodation perfectly suited to contemporary family living.

From the moment you step inside, the home's heritage is immediately apparent. High ceilings, deep skirting boards, decorative coving and impressive proportions create a wonderful sense of light and scale. Generous reception rooms provide versatile living spaces, ideal for both formal entertaining and relaxed family life. Large windows allow natural light to pour in, enhancing the warmth and charm that flows throughout the property.



The kitchen has been carefully upgraded in keeping with the age and integrity of the home, combining classic styling with modern convenience. Designed as the heart of the house, it offers ample workspace and storage while maintaining a timeless aesthetic that complements the Victorian character.

Upstairs, the property continues to impress with substantial bedrooms, each beautifully presented and enjoying the elevated ceiling heights typical of the era. The accommodation is complimented by two elegant bathrooms, the family offering both a shower and standalone bath. This beautiful home offers flexibility for growing families, guest space, or home working, all while preserving the elegant proportions that define this period.



EXTERNAL

Externally, the home is equally appealing. Driveway parking provides practical convenience, while the delightful rear garden offers a private and tranquil retreat. Thoughtfully maintained and attractively landscaped, it provides the perfect setting for outdoor dining, family enjoyment, or quiet relaxation.

The location is exceptional. Situated close to the picturesque Bridgewater Canal and the charming Grappenhall Walled Garden, the property enjoys immediate access to scenic walks and green open spaces. The vibrant village of Stockton Heath is just a short distance away, offering an excellent selection of boutique shops, cafés, restaurants and everyday amenities.

LOCATION

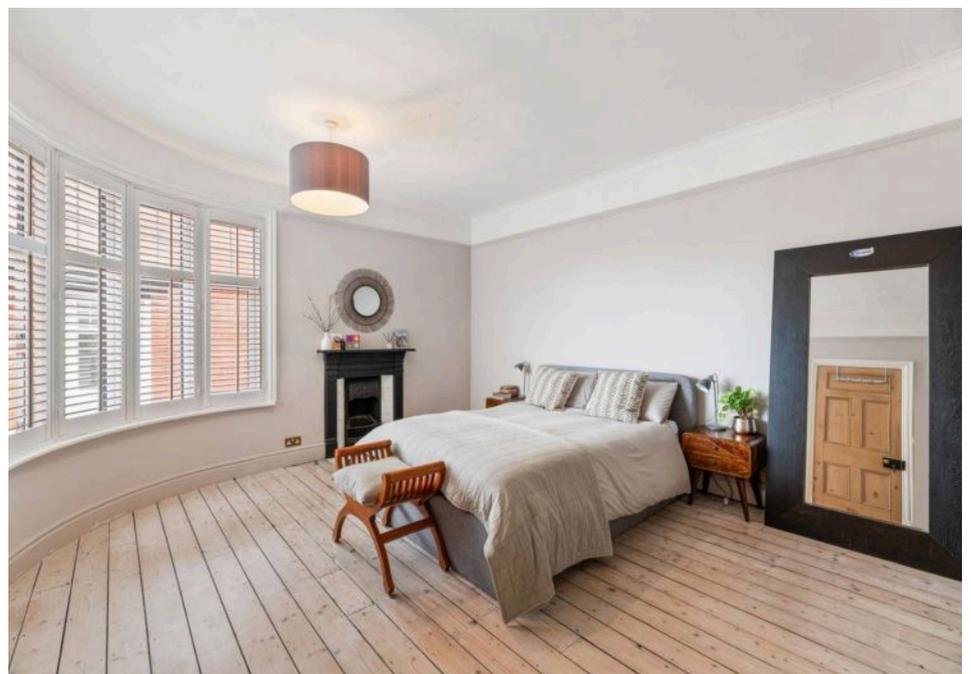
This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes.

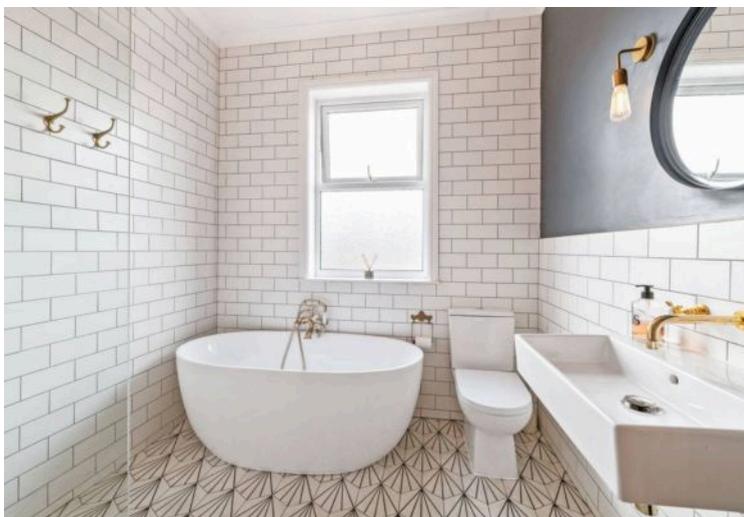
Despite it's semi-rural setting, Grappenhall benefits from a great range of shops, restaurants and coffee houses. The area also boasts a great selection of schools which are consistently reviewed as outstanding, making it an ideal area for families.



GENERAL INFORMATION

- › Council Tax band: E
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: F









VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please use Street or contact us to arrange a viewing.

CONTENTS, FIXTURES & FITTINGS

Not included in the asking price.
Items may be available under separate negotiation.