



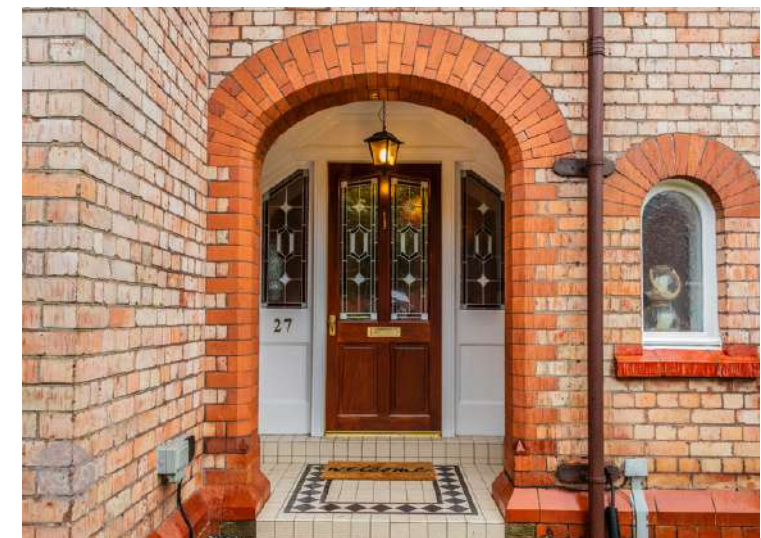
*Stonyhurst Crescent*  
Culcheth



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

If you have ever dreamed of living within one of Culcheth's most desirable and prestigious developments, this could be the opportunity you have been waiting for. Properties within Stonyhurst Crescent rarely become available to the open market, making this exceptional four-bedroom semi-detached home an exciting and highly sought-after proposition. Perfectly blending timeless character with considered modern design, this impressive family residence offers beautifully proportioned accommodation, generous living spaces and an abundance of natural light throughout. From the moment you step through the front door, the quality and individuality of this wonderful home become immediately apparent. The impressive entrance hallway provides a striking introduction, flooded with natural light and showcasing the character and proportions that continue throughout the property. To the right is an elegant sitting room, while to the left is a further reception room, which could also be utilised as a formal dining room. Both rooms are wonderfully light and spacious, with high ceilings, attractive coving and a wealth of period-style character creating an inviting and sophisticated atmosphere. At the end of the hallway is a useful home office, ideal for modern family life, together with a conveniently positioned downstairs WC. Completing the ground floor is a stylish modern fitted kitchen, featuring an excellent range of wall and base units and providing access directly onto the rear garden. To the first floor, a spacious landing leads to four well-proportioned double bedrooms, providing excellent accommodation for a growing family. The principal bedroom benefits from its own en-suite facilities, while the second bedroom also enjoys an en-suite and a particularly useful walk-in wardrobe. The remaining bedrooms are served by a beautifully appointed family bathroom, complete with a freestanding roll-top bath, creating a luxurious and relaxing space. Externally, the property continues to impress. A private driveway provides parking for two vehicles and leads to a double garage, offering excellent additional storage and practical versatility. To the rear is a particularly attractive private south-facing garden, enjoying an excellent degree of privacy and providing the perfect setting for outdoor entertaining and family life. The garden features a paved patio area and a well-maintained lawn, creating a wonderfully balanced outdoor space. Stonyhurst Crescent represents a rare opportunity to acquire a characterful and beautifully presented family home within one of Culcheth's most coveted developments. Combining period charm, generous accommodation and modern living, this is a property that must be viewed to be fully appreciated.



## *Entrance Hallway & W/C*

Impressive, light-filled entrance hallway showcasing the property's character and proportions, with a useful downstairs WC and dedicated home office.

## *Reception Rooms*

Two elegant and beautifully proportioned reception rooms, both featuring high ceilings, attractive coving and an abundance of period-style character.





# *Kitchen*

Stylish modern fitted kitchen with direct garden access





## *Bedrooms & Bathrooms*

Four generous double bedrooms, two en-suites and a luxurious family bathroom with freestanding roll-top bath. The second bedroom also benefits from a walk-in wardrobe.







## *Gardens and Driveway*

Private driveway providing parking for two vehicles, leading to a substantial double garage offering excellent storage and versatility.

## *Gardens*

Attractive frontage with a particularly private south facing rear garden, featuring a paved patio and well maintained lawn, creating an ideal space for entertaining and family enjoyment.

## *Tenure*

Freehold

## *Council Tax*

Local Authority - Warrington Council  
Council Tax Band - F



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