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HOWELL & CO.
SALES & LETTINGS

36 Alexandra Road, Warrington, WA4 2UT

£3,000 PCM

THIS IMPRESSIVE FIVE-BEDROOM HOME OFFERS SPACIOUS, VERSATILE ACCOMMODATION OVER THREE FLOORS, IDEAL FOR MODERN FAMILY LIVING.

A generous entrance hall leads to a separate living room, perfect for relaxation and entertaining. At the rear, a stunning open-plan kitchen and snug form the heart of the home. The kitchen features a central island and high-end appliances, including an American-style fridge freezer, wine fridge, range cooker, dishwasher, and inset sink. The snug flows seamlessly from the kitchen, and an additional dining room both allow a sociable space overlooking the garden. A convenient utility room and ground floor shower room add further practicality.

The ground floor has stunning hardwood flooring throughout, while the upper floors are carpeted for warmth and comfort. Integrated wired Ethernet ports provide high-speed connectivity, ideal for home offices, media use, and smart home systems.

The first floor comprises four bedrooms, including the master bedroom which benefits from a walk-in wardrobe and en-suite, while the remaining bedrooms are served by a stylish family bathroom. Occupying the entire second floor, the impressive large second bedroom offers a private retreat, complete with built-in wardrobes, a cleverly concealed door providing access to the loft, and a modern en-suite bathroom.

Externally, there is a generous rear garden, driveway parking, an integral garage, and an electric vehicle charger.

This exceptional home, which is well positioned within short walking distance from Stockton Heath village with its cafes, shops and restaurants and overlooking Alexandra park, combines generous living space, thoughtful design, and high-quality finishes, making it perfect for modern family life.

EXTERNAL

Externally, the property boasts a generous rear garden, perfect for outdoor entertaining and family use. To the front, there is driveway parking along with an integral garage and the added benefit of an electric vehicle charger.

ENTRANCE HALL

With stairs leading to the first floor accommodation, access to the ground floor rooms, hard wood flooring, high quality carpets on the stairs, dado rail, pendant lighting.

LIVING ROOM

With a bay window, log burning fire, hard wood flooring, feature wallpaper wall, pendant lighting.

KITCHEN

Fit with a range of bespoke inset wall and base units in a grey shaker style finish, a central island, backsplash walls, quartz work surfaces, free standing American-style fridge freezer, integrated wine fridge, gas range cooker with hidden extractor over, integrated dishwasher, and an inset stainless steel sink with mixer tap. Finished with hardwood flooring, inset spot lighting and a upvc double glazed window a velux window both with remote controlled blinds. Open plan to snug.

SNUG

Open plan to the kitchen, hard wood flooring, upvc bifold doors open to the rear garden, with remote control blinds, large velux window/sky light, inset spot lighting.

DINING ROOM

Entrance via double doors, upvc bifold doors to the rear garden, with remote control blinds, hard wood flooring, feature wallpaper, pendant lighting.

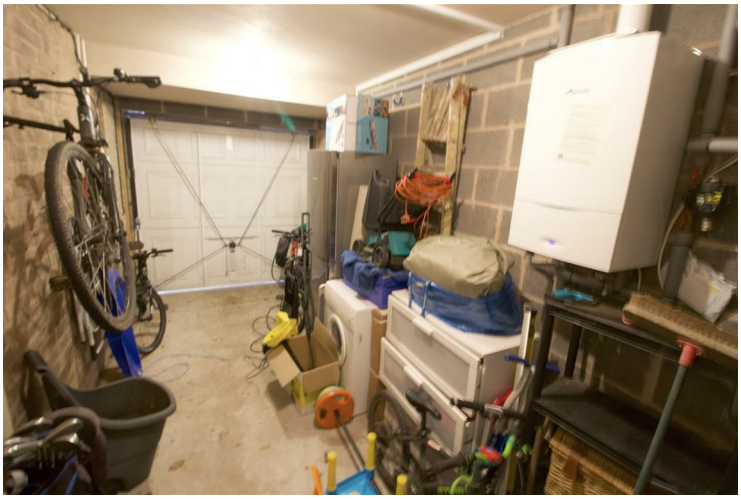
UTILITY

Range of wall and base shaker units, plumbing for a washing machine, sink with mixer tap, tiled flooring, storage cupboard.

G/F SHOWER ROOM

Fitted with a low level w.c, wash hand basin, over sized shower with rainfall head and glass enclosure, part tiled walls and and tiled floor, inset spot lighting, heated chrome towel rail.

GARAGE



Integral garage, accessed from the small hallway off the kitchen.

FIRST FLOOR LANDING

With stairs leading to the second floor accommodation, access to the first floor rooms, high quality grey carpets, dado rail, pendant lighting.

MASTER BEDROOM

Master bedroom with double doors to a Juliet balcony, and a upvc double glazed window to the rear elevation, with remote control blinds. Grey carpeted flooring, built in walk in wardrobe, dressing table, painted feature wall, wall mounted lights and pendant lights.

ENSUITE

Fitted with a low level w.c, freestanding bath with mixer tap and shower attachment, pedestal wash hand basin and separate shower enclosure with rainfall shower, part tiled walls, Upvc double glazed window to the rear elevation, chrome towel rail, pendant lighting, underfloor heating.

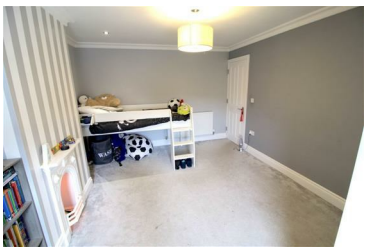
BEDROOM 2

Great sized bedroom with a large upvc double glazed window to the rear elevation. Grey carpeted flooring, built in wardrobes with a cleverly concealed door providing access to the loft, feature wall paper, wall mounted lights and pendant lights.

ENSUITE 2

Fitted with a low level w.c, wash hand basin, over sized walk in rainfall shower with glass screens, fully tiled walls with two recess, and tiled floor, inset spot lighting, heated chrome towel rail, underfloor heating.

BEDROOM 3

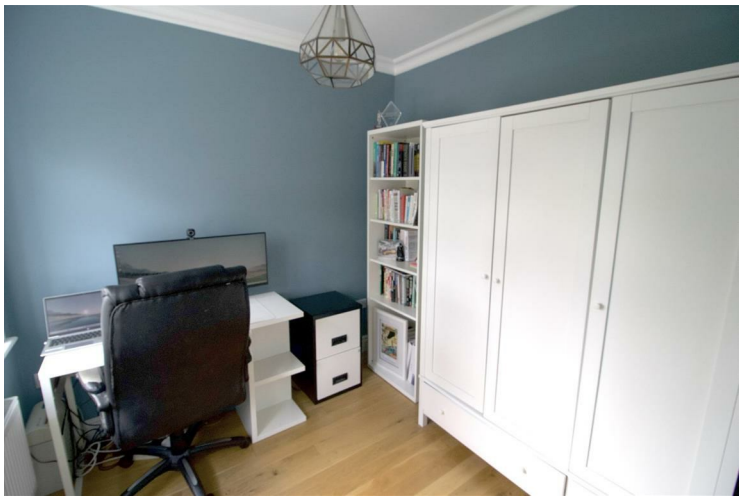


Great size bedroom with a upvc double glazed window to the rear elevation. Grey carpeted flooring, feature fireplace with feature wall paper on chimney breast, wall and pendant lighting.

BEDROOM 4

Great size bedroom with a curved bay upvc double glazed window to the front elevation. Grey carpeted flooring, feature fireplace and pendant lighting.

BEDROOM 5

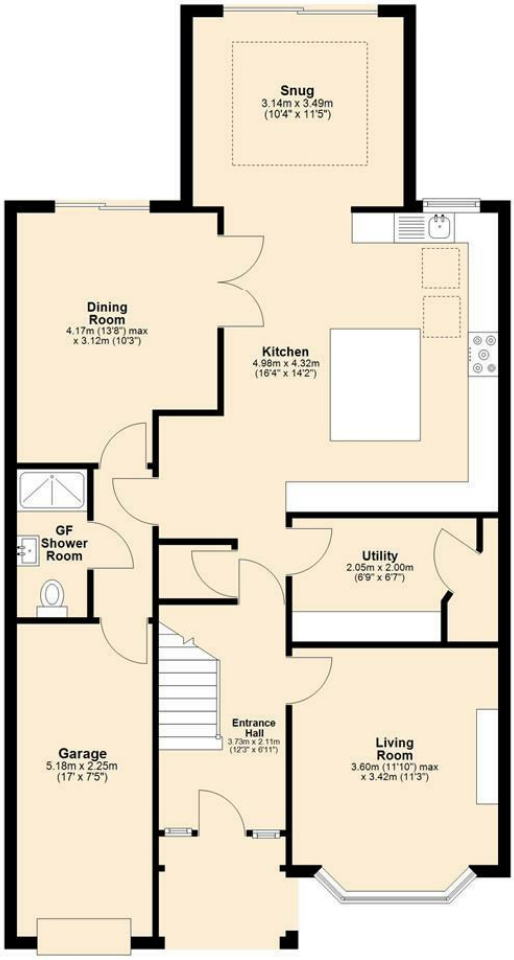


Good size bedroom with a upvc double glazed window to the front elevation. Wood laminate flooring, and pendant lighting.

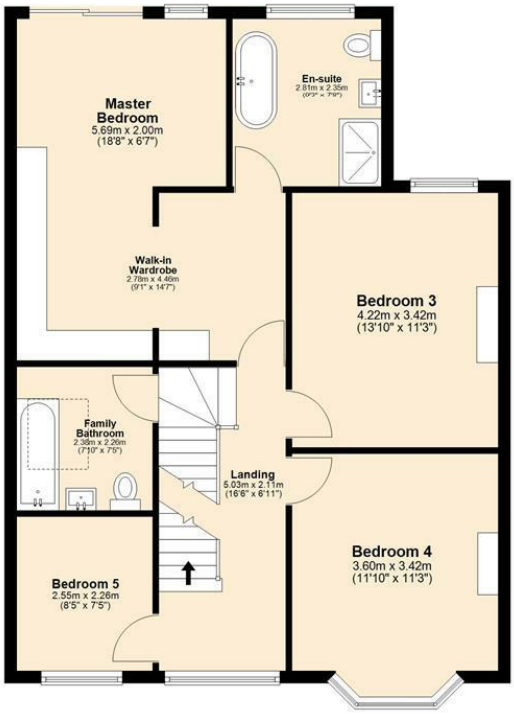
FAMILY BATHROOM

Fitted with a modern suite comprising: Wash hand basin with storage cupboard, low level w.c and panelled bath with rainfall shower over and glass screen, part tiled walls, tiled flooring, underfloor heating and inset spot lighting.

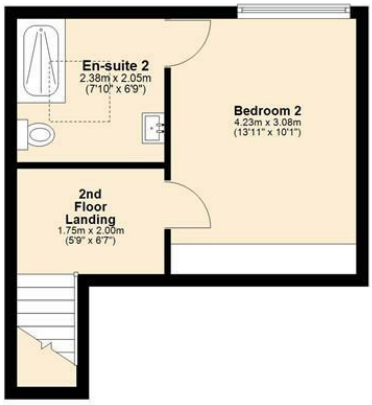
Ground Floor
Approx. 104.9 sq. metres (1128.8 sq. feet)



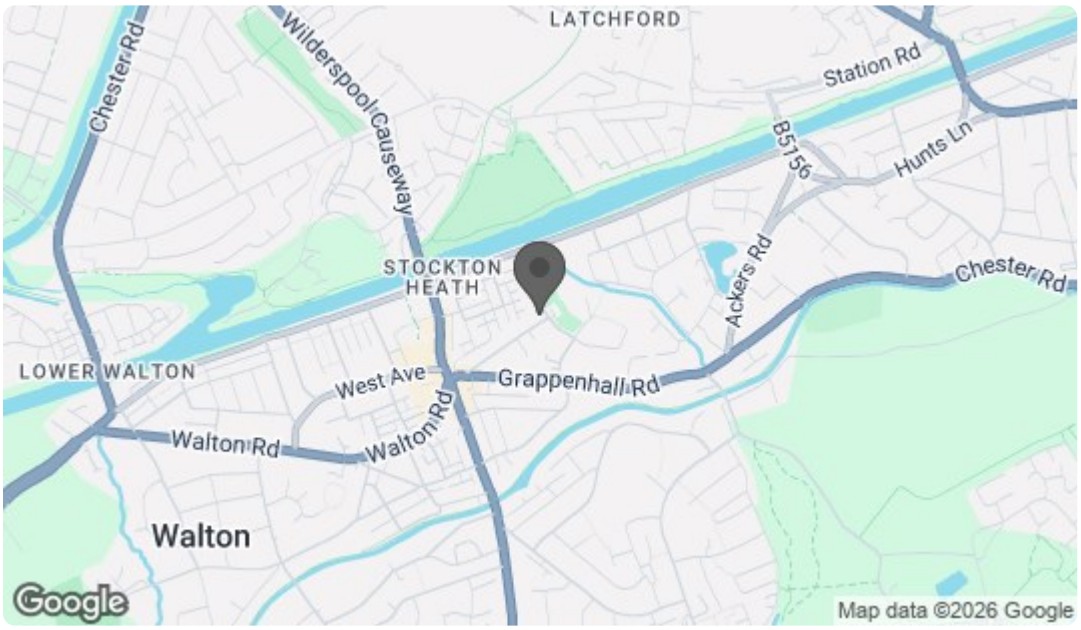
First Floor
Approx. 80.9 sq. metres (871.1 sq. feet)

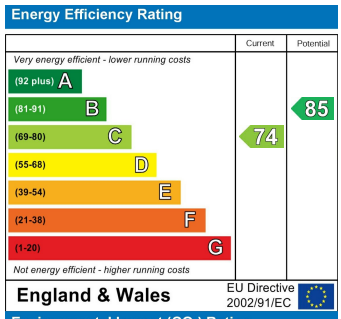


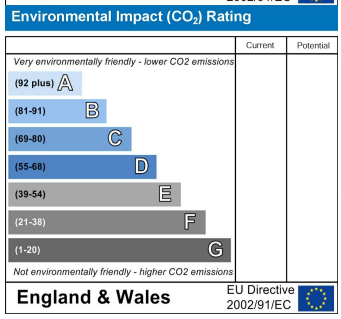
Second Floor
Approx. 24.9 sq. metres (268.2 sq. feet)



Total area: approx. 210.7 sq. metres (2268.2 sq. feet)







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