

GASCOIGNE
HALMAN

122 LONDON ROAD, STOCKTON HEATH, WA4 6LE

THE AREAS LEADING ESTATE AGENT





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A beautifully presented period mid-terrace property, ideally positioned in the heart of Stockton Heath village, offering deceptively spacious and well-appointed accommodation extending to approximately 1,382 sq. ft. Arranged over two floors, this attractive home has been tastefully maintained and improved, successfully combining the charm and character of a period property with stylish contemporary finishes throughout.

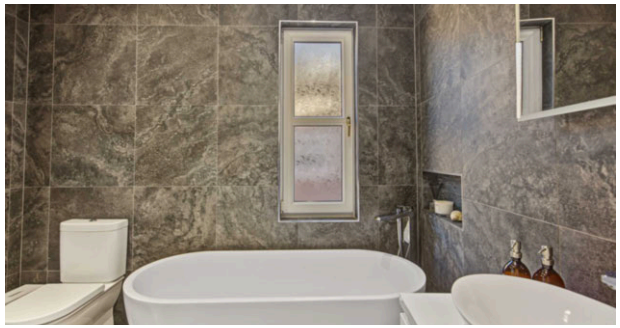
The ground floor accommodation begins with an entrance porch leading into a welcoming reception hallway, with stairs rising to the first floor and access to the principal reception rooms. The living room is a particularly inviting space, featuring an attractive fireplace which provides a lovely focal point. A separate dining room offers excellent space for both everyday family dining and entertaining, with another attractive feature fireplace adding further character.

To the rear of the property is an impressive fitted kitchen, thoughtfully designed with a comprehensive range of contemporary wall and base units, complemented by quartz work surfaces. Further features include a double Belfast sink, integrated dishwasher and microwave, together with a useful breakfast bar providing additional seating and an ideal space for informal dining. The kitchen is both practical and stylish, offering generous storage and preparation space with a sitting room beyond providing an informal lounge area with door to the garden.











To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom is particularly spacious, whilst the second bedroom is also a comfortable double. The third bedroom offers excellent versatility and is currently utilised as a home office, making it ideal for those working from home or requiring additional bedroom accommodation.

The family bathroom is finished to an impressive contemporary standard and comprises a four-piece suite, including a freestanding bath, separate shower enclosure, wash basin and WC. The room is complemented by stylish full-height wall tiling, creating a modern and luxurious finish.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn, providing an attractive and manageable outdoor space for relaxation and entertaining. Beyond the garden there is access to rear parking, with the added potential to create a private driveway within the rear garden, subject to the necessary alterations and permissions, as demonstrated by other properties along the terrace.

The location is undoubtedly one of the property's key attractions. Situated within the heart of Stockton Heath village, the property is ideally placed for enjoying the excellent selection of independent shops, cafés, restaurants, traditional pubs and bars that make the village such a popular place to live. There are also well-regarded local schools and everyday amenities nearby, whilst Warrington town centre, the railway stations and the wider motorway network provide convenient connections for commuters.

Combining attractive period character, beautifully presented accommodation, a stylish kitchen and bathroom, and an enviable central village position, this is an excellent opportunity to acquire a charming and deceptively spacious home in one of the area's most sought-after locations.

DIRECTIONS

SatNav: WA4 6LE

TENURE

Leasehold - 868 Years remaining on Lease - GR £3.00 PA

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band D



TOTAL: 1382 sq. ft, 129 m2

Ground floor: 747 sq. ft, 70 m2, 1st floor: 635 sq. ft, 59 m2

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

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