



20 Hough Green Road, WA8

Offers Over £725,000



**STAPLETON
DERBY**

New to the market is this truly exceptional five-bedroom detached family home on Hough Green Road, Widnes. Set behind secure electric gates, this outstanding residence offers an unrivalled blend of luxury, space and practicality, with every aspect of the home thoughtfully designed to accommodate modern family living.

Beautifully presented throughout, the property boasts an impressive entrance hallway leading to a range of versatile reception spaces, including a cosy snug, spacious living room, formal lounge and dining area, a stunning open-plan kitchen and dining space, utility room, downstairs WC, and a dedicated home office complete with storage and shower facilities. A generous garage further enhances the practicality of this remarkable home.

To the first floor are five well-proportioned bedrooms and a contemporary family bathroom. The magnificent principal suite spans the full length of the property, creating a luxurious retreat complete with a dressing area, fitted wardrobes, integrated bed, private balcony overlooking the gardens, and a spacious en-suite bathroom.

Externally, the property continues to impress. The secure gated frontage provides extensive off-road parking for multiple vehicles, access to the garage and convenient side access. The rear garden is simply breathtaking, enclosed by mature conifer trees to create a wonderfully private setting. Designed for both relaxation and entertaining, it features generous patio areas, beautifully maintained gardens and an outstanding garden bar, making it the perfect space to enjoy with family and friends.

This exceptional FREEHOLD property offers an incredible opportunity to acquire a forever family home finished to an outstanding standard throughout. Early viewing is highly recommended.





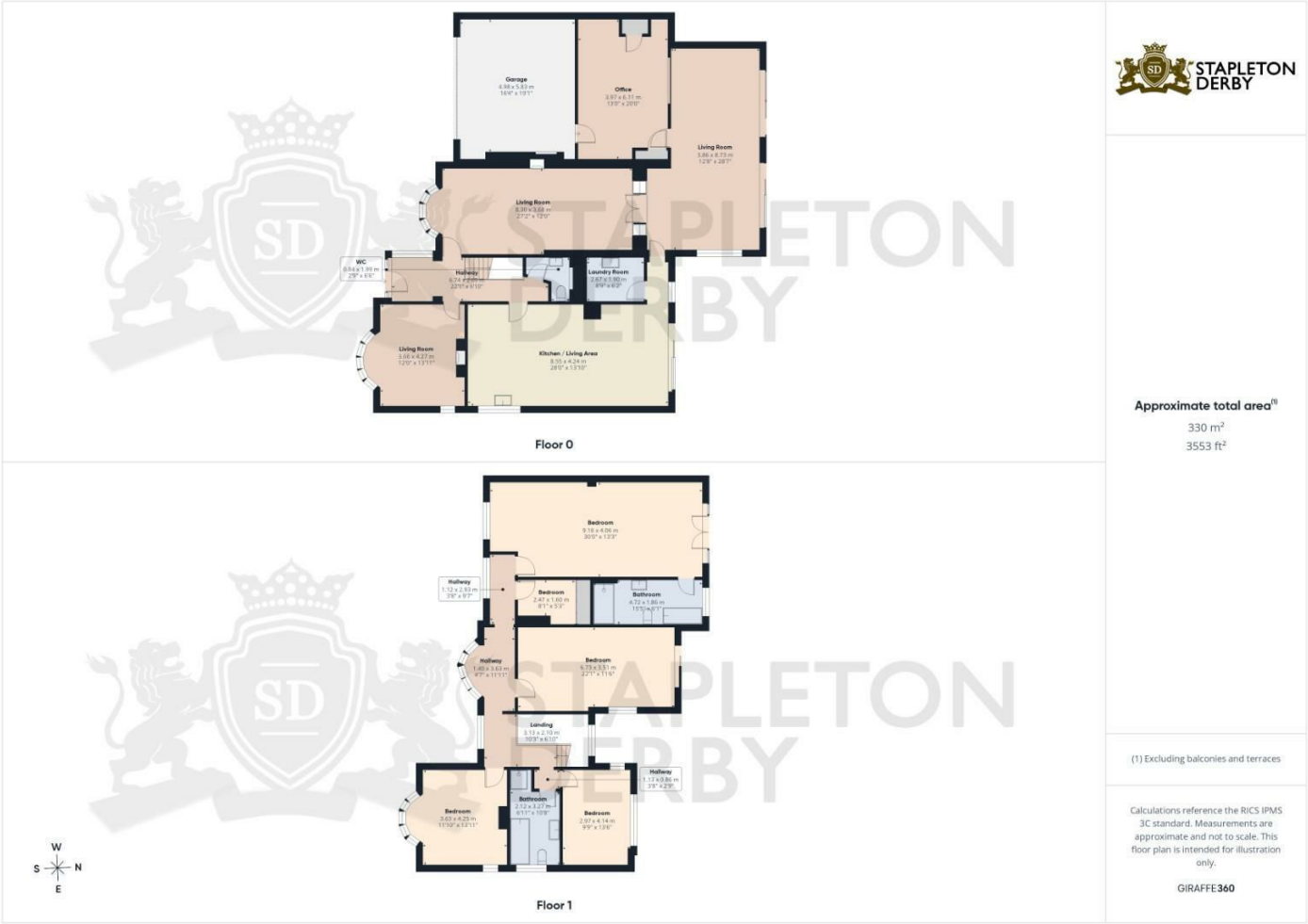
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Stapleton Derby
497 Warrington Road Rainhill, Merseyside, L35 0LR
Tel: 0151 430 0717
office@stapletonderby.co.uk
www.stapletonderby.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.