

GASCOIGNE HALMAN

16 VICTORIA ROAD, STOCKTON HEATH, WARRINGTON

THE AREAS LEADING ESTATE AGENT





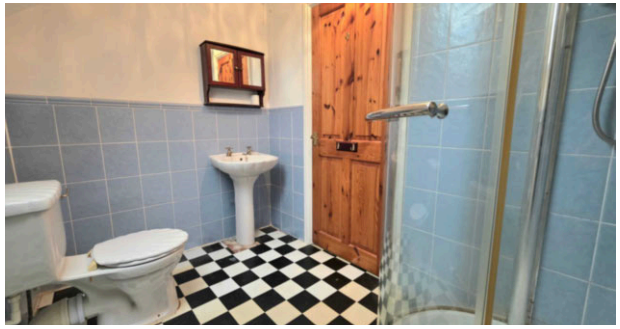
# 16 VICTORIA ROAD, STOCKTON HEATH, WARRINGTON

**Situated in the heart of the highly sought-after Stockton Heath village, this detached family home offers a fantastic opportunity for buyers looking to modernise and create a property perfectly suited to their own tastes and requirements. Offered for sale with no onward chain, the property provides well-proportioned accommodation extending to approximately 1,431 sq ft, together with a generous driveway, single garage and established gardens.**

The ground floor begins with an entrance porch leading into the hallway, with access to the principal reception rooms. The spacious lounge enjoys a large front-facing window, allowing plenty of natural light to fill the room, and features an attractive fireplace as a focal point. There is also a separate dining room, providing an ideal space for family meals and entertaining, with a bay window overlooking the front driveway.

To the rear, the fitted kitchen offers an extensive range of wall and base units, contrasting work surfaces and a selection of integrated cooking appliances. A separate breakfast room sits alongside the kitchen and benefits from French doors opening directly onto the rear garden, creating a useful additional space for informal dining or everyday family life. Both rooms offer scope for updating and reconfiguration, subject to the necessary consents, allowing a purchaser to explore the potential to create a more contemporary kitchen and dining arrangement. The family bathroom is a particular highlight, having been finished to an immaculate standard with a modern white suite, bath and separate walk-in shower enclosure.











To the first floor, the property offers three bedrooms, including a principal bedroom with its own en-suite shower room. The remaining bedrooms provide flexibility for family accommodation, guest space or a home office.

Externally, the property benefits from a particularly generous block-paved driveway, providing off-road parking for several vehicles and access to the single garage. The rear garden is established, featuring a lawn, mature planting and a patio area, offering a pleasant outdoor space to enjoy during the warmer months.

The location is a key attraction, with Stockton Heath village offering a popular selection of independent shops, cafés, restaurants and traditional pubs, alongside everyday amenities. The surrounding area also provides access to well-regarded schools, local green spaces and convenient transport links, including access to the motorway network and routes towards Warrington, Manchester and Liverpool.

Requiring some modernisation, this is an excellent opportunity to acquire a detached home in a desirable village setting and put your own stamp on a property with considerable potential. With its spacious accommodation, three bedrooms, two bathrooms, ample parking, garage and the added benefit of no onward chain, early viewing is highly recommended.

## DIRECTIONS

SatNav: WA4 2AL

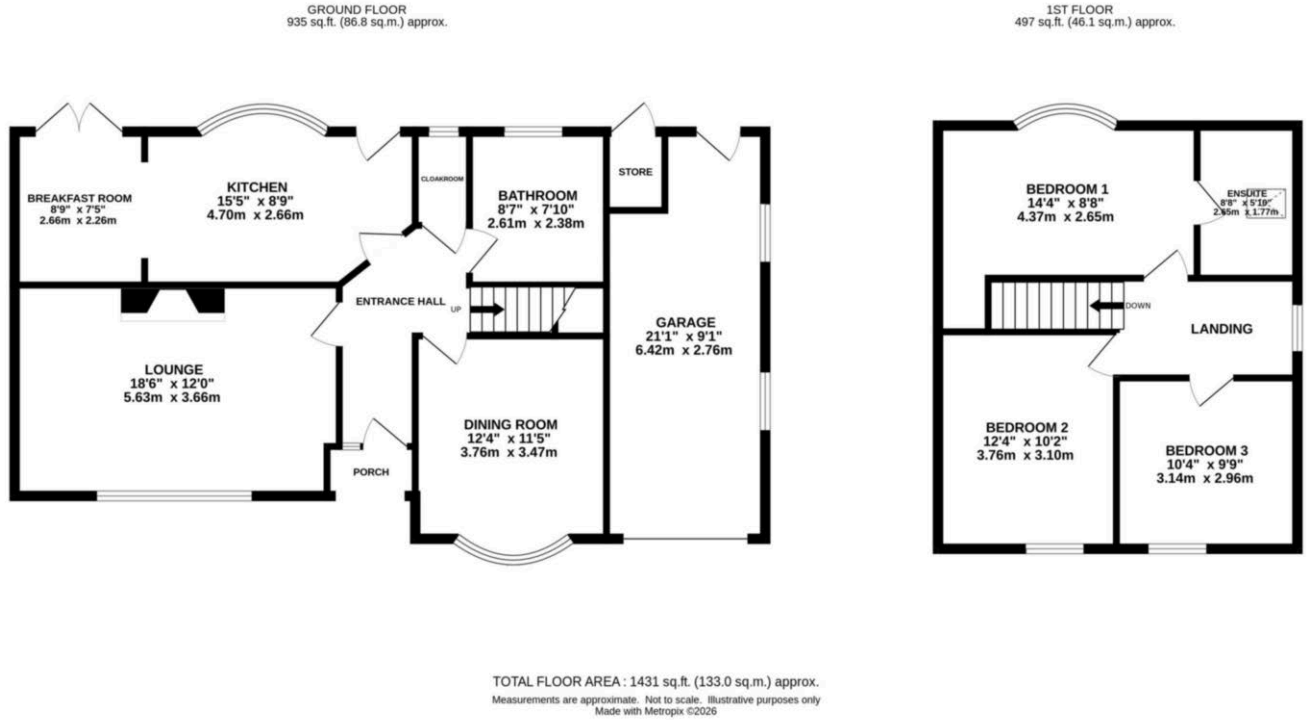
## TENURE

Freehold

## LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band E

## FLOORPLAN




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**STOCKTON HEATH OFFICE**

01925 860400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, Cheshire, Warrington, Cheshire, WA4 6NJ

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