



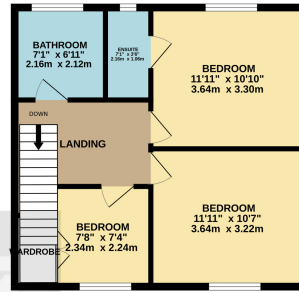
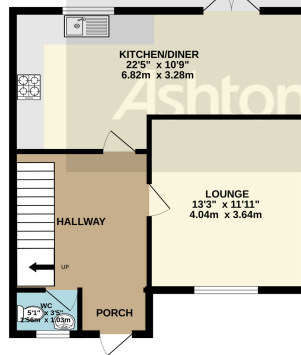
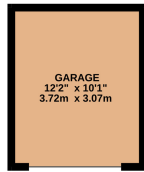
*23a Higher Knutsford Road, Stockton Heath,
Warrington, Cheshire. WA4 2JS.
Offers in Region of £335,000*

Three Bedrooms | Master With Ensuite | Detached Garage with Electric Door | Generous
Kitchen/Dining Room | Gardens To Front & Rear | Freehold Title | Popular Grappenhall Location |



GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A magnificent detached family dwelling offering attractively presented and comprehensive accommodation with an impressive plot size to match. The present owners have recently completed a full and intensive refurbishment of this property to an extremely high standard.

For those unfamiliar with its location, Higher Knutsford Road is minutes from the picturesque cobbled Grappenhall Village boasting superb local eateries, schools and walks. Also, a short walk along the Bridgewater Canal is the popular Stockton Heath Village which means that you are no more than a few moments away from all essential amenities. Major transport links are also within close proximity making it a very attractive opportunity for the regular commuter.



Contact your local office to arrange a viewing:

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
- Stockton Heath: 01925 453400
- St.Helens: 01744 754120
- Wigan: 01942 498862
- Culcheth: 01925 764744
- Ashton-In-Makerfield: 01942 364446
- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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of cupboard space and an impressive open plan living & dining area which makes for a great entertaining area with double doors leading through to the garden. As stated above, the property boasts three very well sized double bedrooms with the master having its own en-suite facilities. There is also a superb bright landing space and a further fully tiled family bathroom. Outside viewers will not be disappointed by the space available within the garden where lies a range of mature greenery. There are separate paved seating areas, side access and a detached garage with off road parking available for several vehicles. Please contact us for further details.