



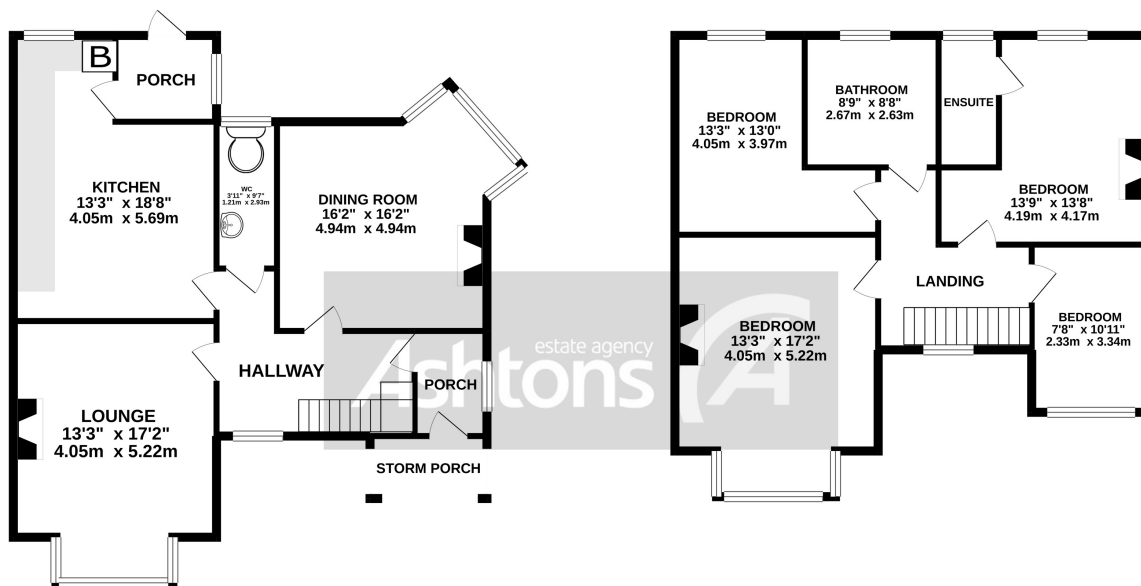
*8 Marlborough Crescent, Stockton Heath,
Warrington, Cheshire. WA4 2EE.
Offers in Excess of £750,000*

Edwardian Semi Detached Property | Large Corner Plot | Located on a Private Road | Driveway and Detached Garage | Lots of Period Features | Brick Outbuildings ideal for Conversion | Stain Glass Windows |



GROUND FLOOR
867 sq. ft. (80.5 sq. m.) approx.

1ST FLOOR
780 sq. ft. (72.4 sq. m.) approx.



TOTAL FLOOR AREA: 1646 sq. ft. (152.9 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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Constructed in 1914 this is a charming Edwardian semi-detached house sat within beautiful formal gardens on a highly sought-after road in the stunning Grappenhall conservation area that perfectly balances the rural setting and idyllic lifestyle with the convenience of still being within easy reach of the local village, country pubs, outstanding schools, and motorway networks. The accommodation has been restored and improved by the current owners who have lived here for 37 years to produce one of the most amazing properties currently on the market with a striking mix of original features including minton floor tiles, cornices, stain glassed windows and original doors, skirting and architrave. There is firstly an outer and inner porch area, when you enter the hallway it proudly displays the restored minton tiled design flooring complemented beautifully by the stained-glass doors and windows. The



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

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