

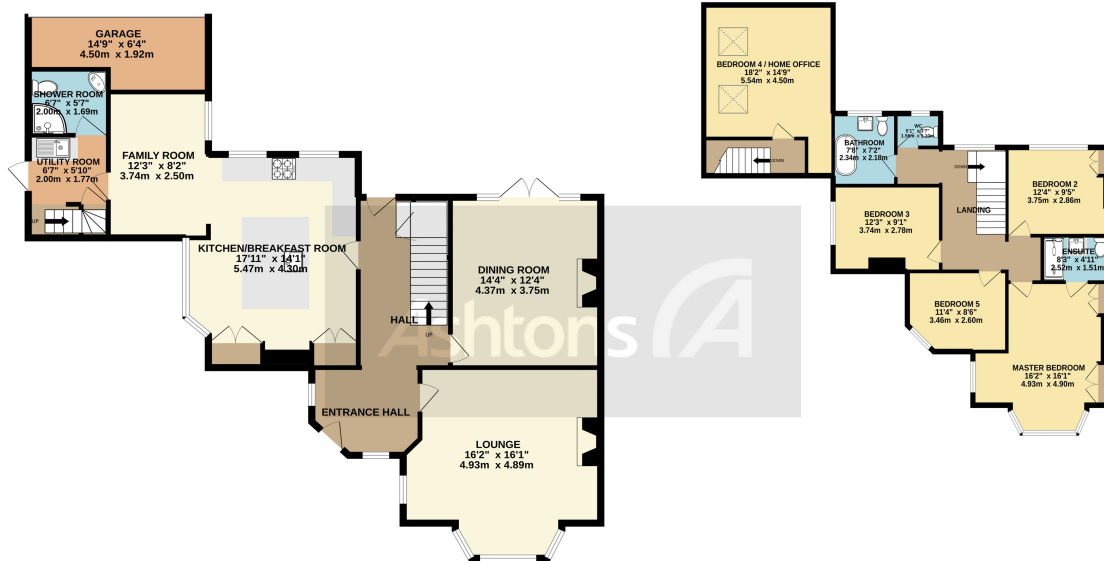


*9 Higher Knutsford Road, Stockton Heath,
Warrington, Cheshire. WA4 2JS.
Offers in Excess of £635,000*



Superb Five Bedroom Home | Original 'Minton' tiled floors | Abundance of Character | Quirky Layout
(See Floor Plan) | Stylish & Contemporary Dining Kitchen | Low Maintenance Gardens | Many
Character Features | Rear Driveway | Fantastic Family Home |





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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This stunning Edwardian Semi-Detached home is ideally located for Stockton Heath and Grappenhall. Beautifully presented with an abundance of living space with three reception rooms, a contemporary-style dining kitchen with a central island, and integrated appliances. Five generous-sized bedrooms with a mixture of character and contemporary finish. Furthermore, there are three bath/shower rooms, gardens, and parking.

Access into the welcoming hallway with original 'Minton' tile floors, stained/leaded windows, and stairs to the first floor. Front lounge with bay window and feature fireplace, sitting room/dining room with access onto the rear garden. Breakfast kitchen with central island, quartz worktops, quooker tap, tiled



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
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Ashtons.net rightmove

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Viewing Arrangements

Viewing is strictly by appointment only through
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The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.

DISTANCES

- Stockton Heath 1 mile walk
- Walton Gardens 3 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 22 miles via M56