



*4 Marlborough Crescent, Stockton Heath,  
Warrington, Cheshire. WA4 2EE.  
£800,000*

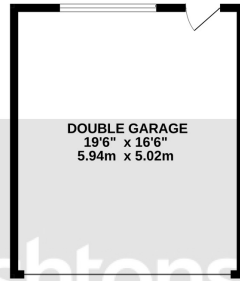
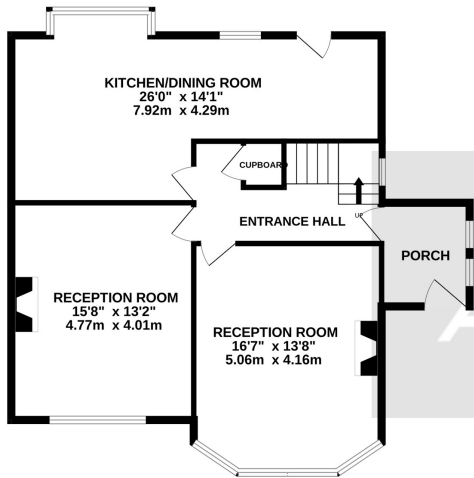


Incredible Edwardian Period Home | Four Bedrooms | Freehold Property | Sought After Private Road |  
Grappenhall Conservation Area | Detached Double Garage & Driveway | Two Reception Rooms Plus  
Open Plan Kitchen and Dining Area | Private Rear Garden | Multiple Outbuildings and External WC |

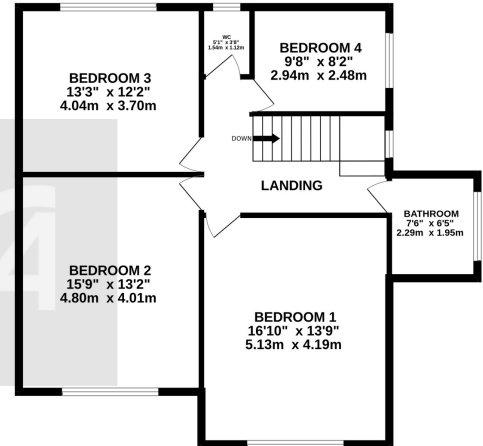




GROUND FLOOR  
1162 sq.ft. (107.9 sq.m.) approx.



1ST FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 2012 sq.ft. (186.9 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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Situated within the Grappenhall conservation area this Edwardian home is located down one of the area's most sought-after private roads. The accommodation has a striking mix of original features including cornices, fireplaces, sash windows, and tiles whilst the house mixes high-quality fixtures and fittings seamlessly with the older aspects of the property to create a truly amazing space. The porch proudly displays the restored Milton tiled design flooring complemented beautifully by the stained-glass windows, it creates a wonderful space for coats and boots and sets the tone for the whole property. The flooring flows beautifully into the welcoming hallway with the original staircase. There are two reception rooms to the front of the home which face onto the front garden, both are blessed with the original sash windows and cornicing, and both have feature fireplaces, the spaces are adaptable and are



Contact your local office  
to arrange a viewing:

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#### Viewing Arrangements

Viewing is strictly by appointment only through  
Ashtons Estate Agency.

#### Disclaimer Property Details

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