



**GASCOIGNE
HALMAN**

31 HILL TOP ROAD, STOCKTON HEATH,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



31 HILL TOP ROAD, STOCKTON HEATH, WARRINGTON

A beautifully presented four-bedroom detached family home, occupying a generous and exceptionally private plot on a highly sought-after, tree-lined road. Offering approximately 1,893 sq ft of accommodation, this attractive home combines period character and architectural charm with stylish modern improvements, providing versatile accommodation ideally suited to contemporary family life.

The property immediately makes a striking impression, with its attractive red-brick elevations, distinctive period detailing and beautifully maintained frontage. A substantial block-paved driveway provides excellent off-road parking and leads to the detached garage, while an attractive brick wall with gated access leads around to the rear garden. Internally, the property retains a wealth of character, including attractive period-style detailing, feature fireplaces, decorative wall panelling, stained-glass detailing and beautiful parquet flooring, whilst incorporating a range of contemporary fixtures and fittings. The welcoming entrance hall provides access to the principal reception rooms and kitchen, with an attractive tiled floor, decorative panelling and a feature stained-glass entrance door creating a wonderful first impression. The living room is a particularly impressive principal reception room, enjoying generous proportions and an attractive bay window fitted with plantation shutters, allowing plenty of natural light to flood the room. Beautiful parquet flooring and a feature fireplace add warmth and character, creating an elegant yet comfortable space for everyday living. A separate family room provides an equally versatile second reception space. A large bay window with plantation shutters floods the room with natural light, while a feature fireplace with gas fire creates an inviting focal point. The room offers excellent flexibility as a family room, snug or home office. To the rear is the superb conservatory, which provides a wonderful connection between the house and gardens. Featuring extensive windows and a glazed roof, this light-filled room enjoys a delightful outlook over the mature garden and provides an excellent additional reception and dining space. There is ample room for a large dining table and further seating, making it ideal for entertaining. The kitchen has been fitted with a contemporary range of sleek white cabinetry, contrasting work surfaces and a comprehensive selection of integrated appliances. The layout provides excellent storage and preparation space, directly adjoining the conservatory. The utility room provides further storage and work surface space together with plumbing for appliances, making it a particularly practical addition to the home. A useful ground floor WC completes the downstairs accommodation.





OVERVIEW

Highly sought-after tree-lined residential road

Beautifully presented four-bedroom detached home

Approximately 1,893 sq ft of accommodation

Two spacious and versatile reception rooms

Impressive conservatory overlooking private gardens

Landscaped and private gardens

Detached garage and driveway parking

Period character with stylish modern improvements



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To the first floor, the property provides four well-proportioned bedrooms, one of which benefits from a stylish en-suite shower room, making it an ideal family home. There are three further bedrooms, all offering excellent versatility for family members, guests or those requiring dedicated home-working space. These are serviced by an impressive family bathroom, featuring contemporary sanitaryware, a freestanding bath, separate shower enclosure and attractive marble-effect tiling.

Externally, the beautifully established rear garden is wonderfully private and secluded, with a large manicured lawn surrounded by mature trees, established hedging, well-stocked borders and a variety of ornamental planting. The garden has a tranquil, almost secluded feel and provides a number of attractive areas in which to relax and enjoy the surroundings. A paved terrace immediately adjoining the house provides the perfect setting for outdoor dining and entertaining, with pathways extending around the garden and providing access to the various landscaped areas. The property also benefits from a detached garage measuring approximately 18'4" x 11'10", together with driveway parking to the front. Situated on this sought-after tree-lined road, the property enjoys an attractive residential setting while being ideally positioned for access to the surrounding amenities, schools, transport links and nearby towns. Overall, this is an exceptionally attractive and versatile detached







family home, offering approximately 1,893 sq ft of accommodation together with a detached garage, extensive parking and beautifully established private gardens. The combination of period character, generous proportions, stylish modern improvements and an enviable setting on a desirable tree-lined road makes this a particularly appealing home.

LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

SatNav: WA4 2EF

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band F



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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Energy Efficiency Rating

Very energy efficient - lower running costs

Energy Source	Rating	Score
Heat pumps	A	76
Boilers	B	
Heat exchangers	C	
Heat exchangers	D	
Heat exchangers	E	
Heat exchangers	F	
Heat exchangers	G	78

Very energy efficient - higher running costs

England, Scotland & Wales

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Energy Source	Rating	Score
Heat pumps	A	76
Boilers	B	
Heat exchangers	C	
Heat exchangers	D	
Heat exchangers	E	
Heat exchangers	F	
Heat exchangers	G	63

Very environmentally friendly - higher CO₂ emissions

England, Scotland & Wales



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