



**GASCOIGNE
HALMAN**

9 HIGHER KNUTSFORD ROAD, STOCKTON HEATH

THE AREAS LEADING ESTATE AGENT



9 HIGHER KNUTSFORD ROAD, STOCKTON HEATH

A beautifully presented period semi-detached residence occupying a corner plot in a highly desirable location, ideally positioned for the villages of Grappenhall, Lymm and Stockton Heath, with Warrington Town Centre and excellent commuter links just a short drive away. Blending timeless period character with high-quality modern finishes, this exceptional family home extends to over 1,900 sq ft of versatile accommodation, offering five bedrooms, three bathrooms and a superb layout perfectly suited to modern family living.



The property is entered via an impressive reception hallway where the original Minton tiled flooring, decorative archways, high ceilings, deep skirting boards and feature staircase immediately set the tone for the quality and character found throughout the home. To the front, the elegant bay-fronted living room is flooded with natural light and centres around a striking feature fireplace with log-burning stove, creating a warm and inviting space for relaxing.



OVERVIEW

Beautifully restored period family home

Five bedrooms and three bathrooms

Stunning open-plan family kitchen

Character features throughout

Separate guest suite or home office

Two spacious reception rooms with fireplaces

Landscaped low-maintenance private rear garden

Convenient for Lymm, Grappenhall and Stockton Heath

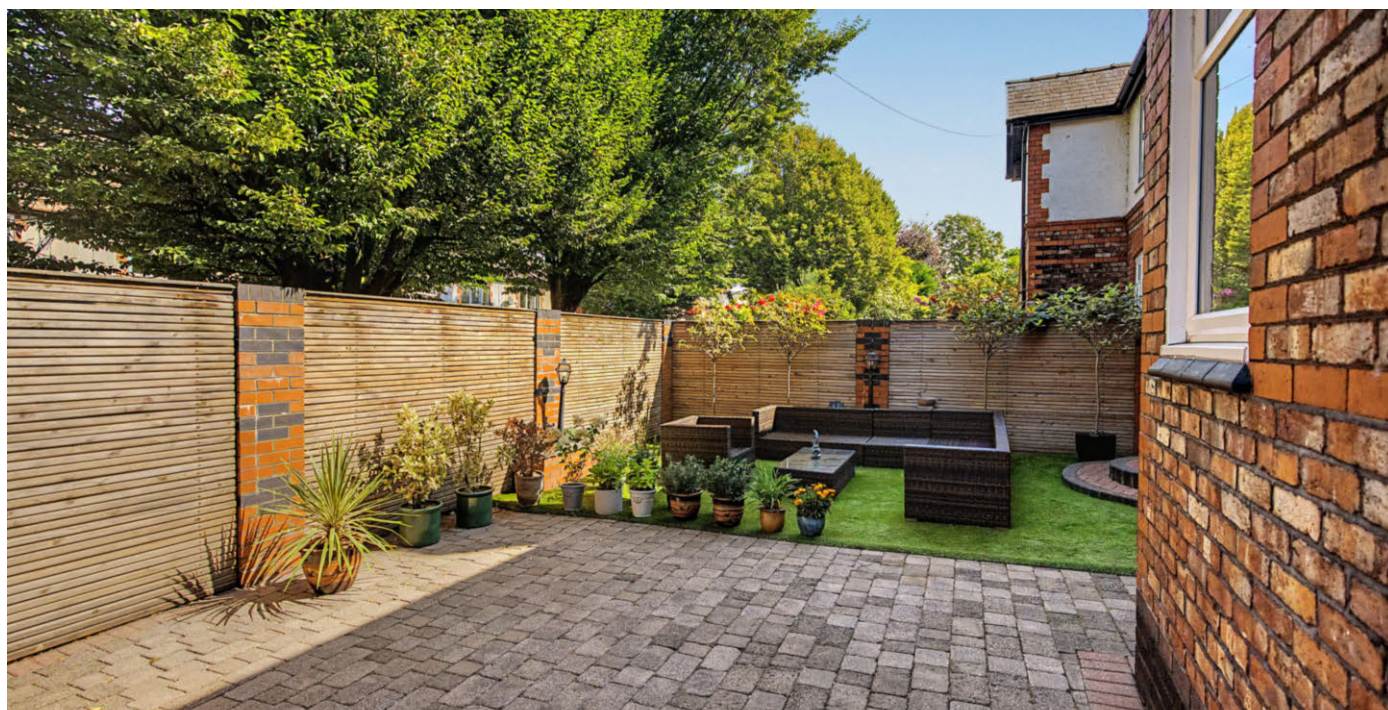


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To the rear, a separate family room offers further flexible living accommodation, complete with a feature fireplace and French doors opening directly onto the rear garden, making it an ideal snug, playroom or second sitting room. Undoubtedly the heart of the home is the stunning open-plan kitchen, beautifully fitted with a comprehensive range of contemporary units, quartz work surfaces and a substantial central island providing both preparation space and casual dining. Bathed in natural light from windows on three elevations, the kitchen seamlessly flows into an impressive dining and family area, creating a superb space for entertaining, everyday family life and social gatherings alike. Beyond the kitchen lies a practical utility room together with a stylish ground floor shower room. From here, a separate staircase leads to an independent fifth bedroom, creating an incredibly versatile space ideal as a guest suite, teenager's retreat, home office or hobby room, offering a degree of privacy away from the main accommodation.

To the first floor, a spacious galleried landing provides access to four well-proportioned bedrooms. The impressive principal bedroom enjoys a modern en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom featuring a freestanding bath, complemented by a separate WC.



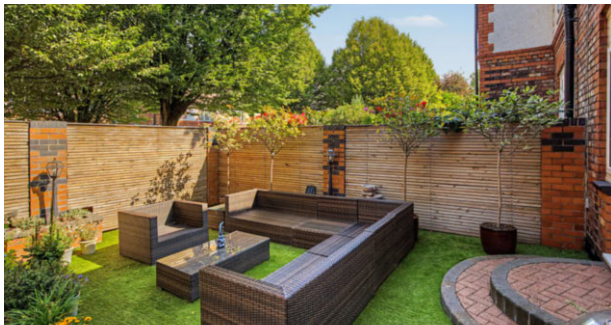




Externally, the property enjoys gardens surrounding the house, enhancing its impressive corner plot position. The rear garden has been thoughtfully landscaped for ease of maintenance, offering a combination of paved entertaining areas and artificial lawn, creating a perfect space for outdoor dining and summer entertaining. Combining elegant period architecture, beautifully maintained interiors and highly flexible family accommodation in one of South Warrington's most sought-after locations, this is a truly exceptional home that must be viewed internally to be fully appreciated.

LOCATION

Stockton Heath, Grappenhall and Lymm villages boast first-class ranges 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

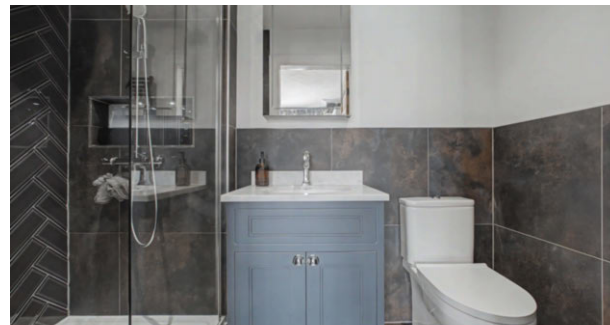
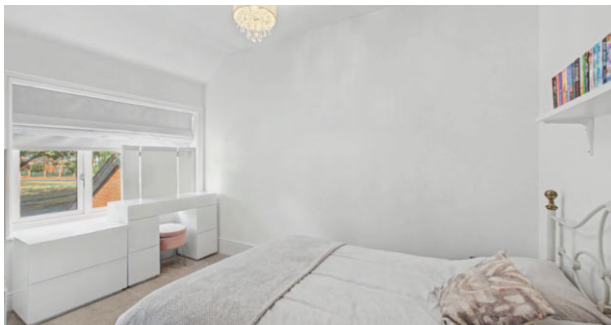
SatNav: WA4 2JS

TENURE

Leasehold - £7 per annum - Lease expiry 01/01/2908

LOCAL AUTHORITY

Warrington Borough Council - Council tax band G



9 HIGHER KNUTSFORD ROAD - FLOOR PLAN



TOTAL: 1908 sq. ft, 178 m2
 1st floor: 998 sq. ft, 93 m2, 2nd floor: 910 sq. ft, 85 m2
 EXCLUDED AREAS: GARAGE: 54 sq. ft, 5 m2, UTILITY: 57 sq. ft, 5 m2, PATIO: 369 sq. ft, 34 m2,
 LOW CEILING: 51 sq. ft, 5 m2, STAIRWELL: 35 sq. ft, 3 m2, WALLS: 200 sq. ft, 18 m2

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



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