



**GASCOIGNE
HALMAN**

1 OLD HALL FARM, BURLEY LANE, APPLETON

THE AREAS LEADING ESTATE AGENT

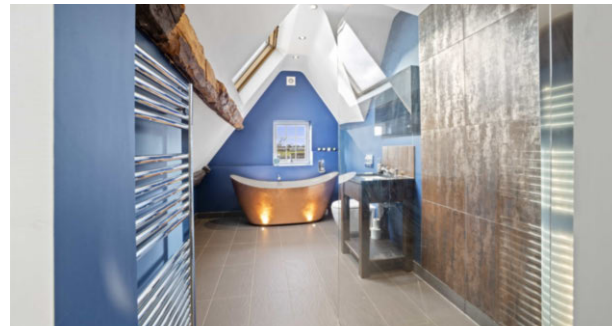


1 OLD HALL FARM, BURLEY LANE, APPLETON

A fantastic family home situated in a semi rural position close to Appleton Thorn village. The property has undergone refurbishment and extension work by the current owners and is now a spacious and well laid out property which has to be seen to be appreciated. Set behind gates with ample parking and double garage whilst to the rear is a private patio, lawned gardens and a swimming pool.

Internally the property in brief comprises stunning entrance hallway with feature staircase to the first floor. A large family living kitchen with wood burner fireplace and breakfast bar island, separate lounge and dining rooms overlooking the rear garden and pool area. A further versatile reception room could be used as a playroom or sitting room whilst a study, utility and DWC completes the ground floor accommodation. To the first floor there are four double bedrooms and a family bathroom. The master bedroom suite has it's own opulent en-suite with freestanding bath and walk in shower plus a dressing room.





To the second floor there is a useful landing come study area whilst a further double bedroom has another beautiful en-suite. The property is set within fantastic surroundings and an internal viewing is an absolute must to appreciate the property in it's entirety.

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

SAT NAV: WA4 4RP

TENURE

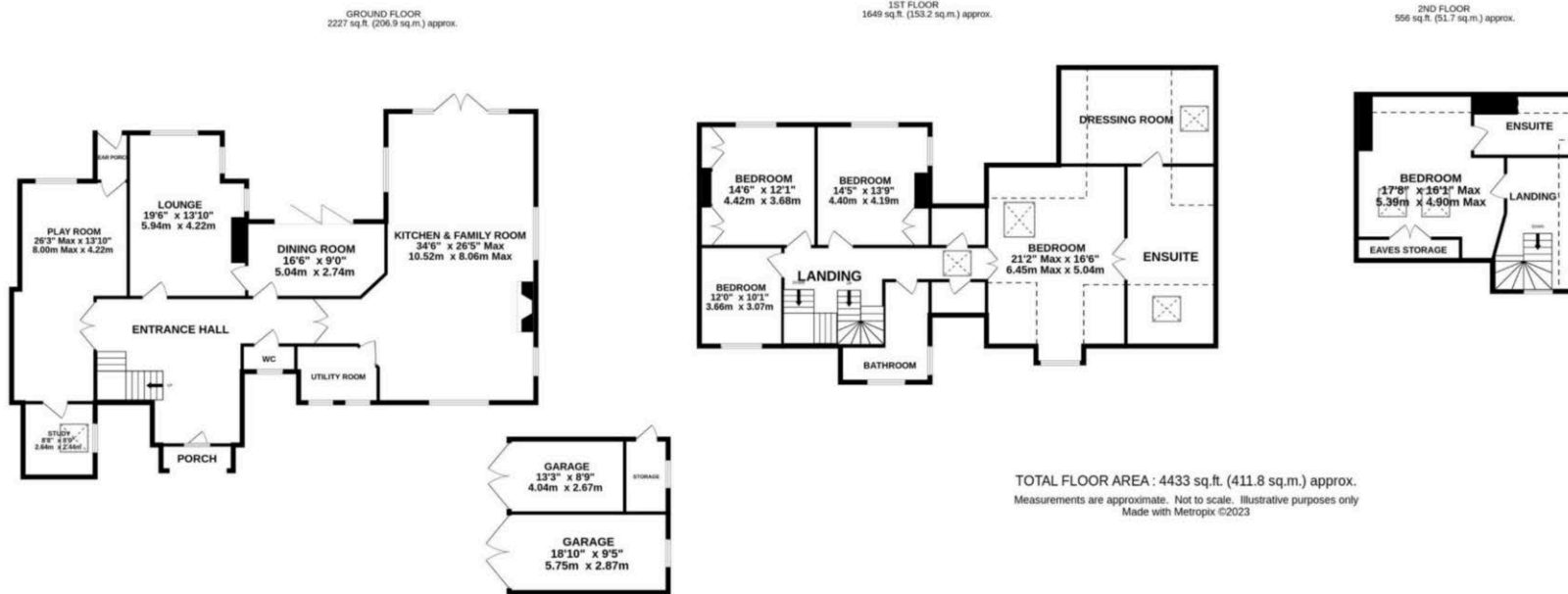
Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band F

EPC RATING

Current D / Potential C



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