



**GASCOIGNE
HALMAN**

8 FOXHILLS CLOSE, APPLETON

THE AREAS LEADING ESTATE AGENT



8 FOXHILLS CLOSE, APPLETON

A stunning four bedroom and three bathroom executive detached property, situated in a fantastic location in Appleton and benefiting from a beautiful private rear garden and a double garage.

In brief the internal accommodation on offer comprises entrance hallway with central staircase to the first floor and direct access to all ground floor rooms. The bright and airy lounge has double doors leading to the rear garden and a characterful inglenook fireplace. A separate dining room overlooks the garden and is of a good size for a family table and chairs with double doored access to the lounge and entrance hall. The breakfast kitchen is fitted with a quality range of base and eye level units with a range of integrated appliances and contrasting work surfaces. With spotlights, under counter downlights and a tiled floor, the kitchen also has a wonderful seating area, surrounded by windows giving a panoramic view over the private rear garden. A utility room and downstairs WC complete the ground floor.





To the first floor there is a galleried landing with windowed seating area. Four good size bedrooms are accompanied by two en-suite shower rooms and a family bathroom. Externally the property benefits from a brick paved driveway leading to the double garage with electric up and over door, a lawned garden with mature planting and wrought iron gates giving access to the side and rear. To the rear of the property there is a beautiful lawned garden with flowerbed borders and mature screening making for a very private and peaceful setting.

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 5DH

TENURE

Freehold

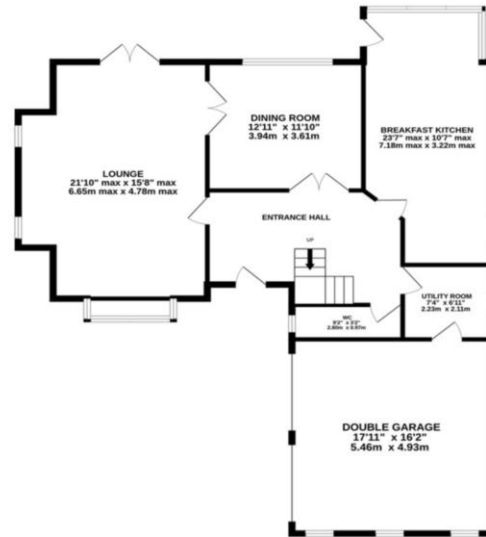
LOCAL AUTHORITY

Warrington BC - Council Tax Band G

EPC RATING

Current D / Potential B

GROUND FLOOR
1238 sq.ft. (115.0 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 2098 sq.ft. (194.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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