



**GASCOIGNE  
HALMAN**

2 FOXHILLS CLOSE, APPLETON

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THE AREAS LEADING ESTATE AGENT





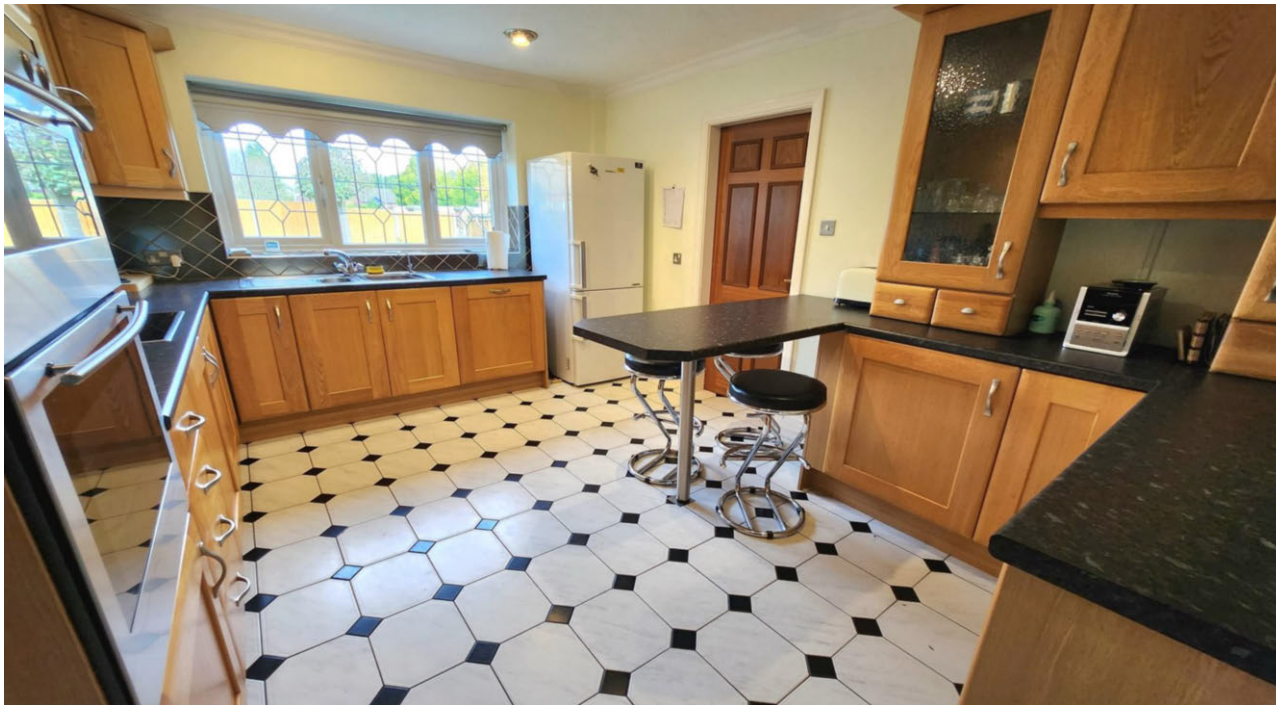
## 2 FOXHILLS CLOSE, APPLETON

An imposing four bedroom, four reception rooms and two bathroom executive detached property, situated in a fantastic location in Appleton and benefiting from a beautiful private rear garden, ample parking and a double garage.

In brief the internal accommodation comprises an entrance hallway with central staircase to the first floor. The bright and airy lounge has sliding 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. There is a family room towards the front of the property with double doors leading into a study. The breakfast kitchen is fitted with a range of base and eye level units with a range of integrated appliances and contrasting work surfaces and has windows giving views 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 a large window which provides plenty of natural light. Four bedrooms, all benefitting from fitted wardrobes are accompanied by a good sized ensuite to the main bedroom and a modern family bathroom. Externally the property benefits from a brick paved driveway with ample parking leading to the double garage. A lawned garden with mature planting and wrought iron gates gives access to the side and rear. The rear part walled garden is mainly laid to lawn with mature borders containing shrubs and flowers.

### **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

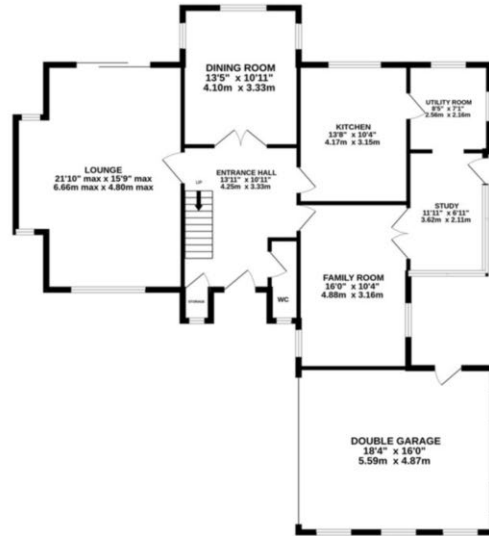
### **LOCAL AUTHORITY**

Warrington BC - Council Tax Band G

### **EPC RATING**

Current D / Potential B

GROUND FLOOR  
1377 sq.ft. (127.9 sq.m.) approx.



1ST FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 2221 sq.ft. (206.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## STOCKTON HEATH OFFICE

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