



**GASCOIGNE  
HALMAN**

49 DENBURY AVENUE, STOCKTON HEATH,  
WARRINGTON

---

THE AREAS LEADING ESTATE AGENT





## 49 DENBURY AVENUE, STOCKTON HEATH, WARRINGTON

A four bedroom and three bathroom detached family home situated on a sought-after road between Stockton Heath and Grappenhall with planning permission for a detached double garage.

In brief, the accommodation comprises an entrance porch and hallway with stairs leading to the first floor. A large, light and airy lounge has double doors to the rear garden and glazed doors to the conservatory whilst a separate dining room has been knocked through to the original garage and has double doors to the front, space for lounging and easy kitchen access. The breakfast kitchen has been fitted with a contemporary range of cabinets with granite work surfaces and integral appliances. The large breakfast bar island can easily seat six people making it a centerpiece of the home. A downstairs wet room with shower completes the ground floor accommodation.







To the first floor there are four bedrooms with the master having a walk in wardrobe and attractive fully tiled en-suite whilst the separate family bathroom completes an all round fantastic family home. Externally the property benefits from two driveways behind wrought iron gates whilst to the rear is a good sized lawned and private garden with raised patio. Planning permission (REF - 2022/41722) is currently in place to build a detached double garage with sunken gym which could easily be converted to a separate dwelling or annexe (subject to planning approval - ask us for outline drawings of this potential)

### **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 2BW

### **TENURE**

Freehold

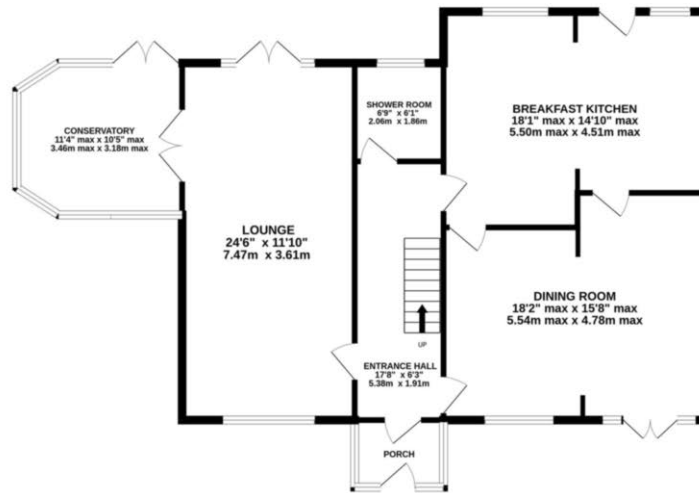
### **LOCAL AUTHORITY**

Warrington BC - Council Tax Band F

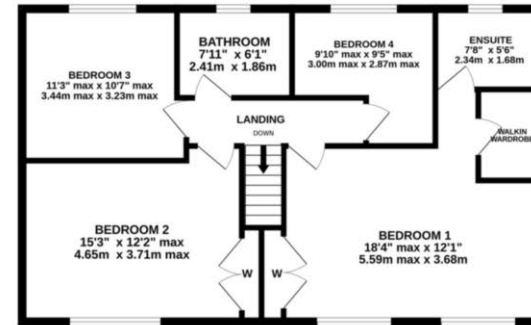
### **EPC RATING**

Current C / Potential C

GROUND FLOOR  
1085 sq.ft. (100.8 sq.m.) approx.



1ST FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 1859 sq.ft. (172.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

## STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath

**GASCOIGNE  
HALMAN**