



**GASCOIGNE
HALMAN**

49 DENBURY AVENUE, STOCKTON HEATH,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



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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

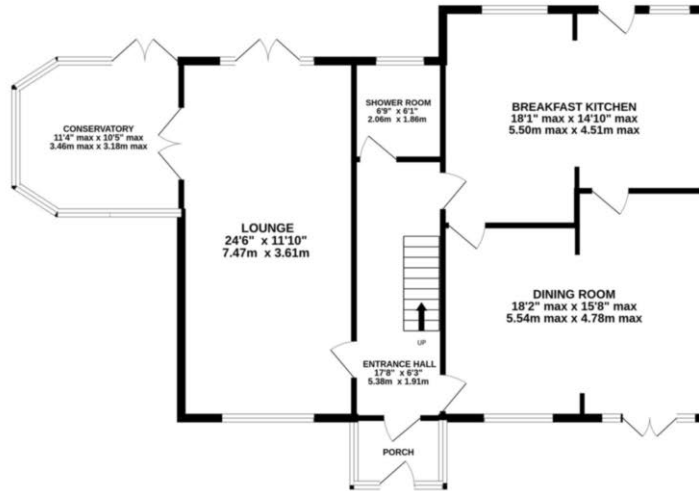
TENURE

Feehold

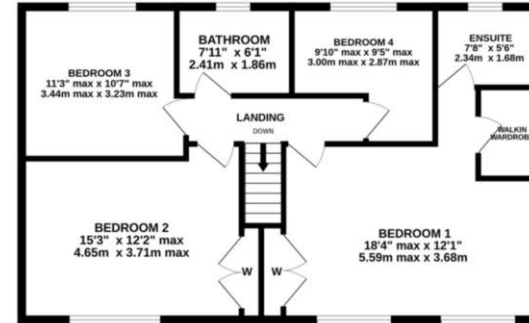
LOCAL AUTHORITY

Warrington BC - Tax Band F

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
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