



**GASCOIGNE
HALMAN**

LITTLE ASH, STREET LANE, LOWER WHITLEY, EPC -
D / CTB - E

THE AREAS LEADING ESTATE AGENT



LITTLE ASH, STREET LANE, LOWER WHITLEY, EPC - D / CTB - E

A fantastic four bedroom bungalow set within a gated garden plot and offering 1900 sq ft of accommodation across a single floor. The bungalow benefits from spacious rooms throughout with a vaulted ceiling family room off the kitchen, two bathrooms and a single garage.

In brief the further accommodation comprises an entrance hallway with two useful storage cupboards, a dining kitchen which opens onto the family room with log burner making for a great space for living and entertaining. A separate lounge would make for a peaceful formal setting if desired. With two bedrooms overlooking the rear garden whilst two are at the front, the bungalow has a master en-suite and a further family bathroom. Finally, a large utility room completes the internal accommodation. Externally the bungalow is accessed via electric gates and a block paved driveway for a number of vehicles which leads to the single garage. Lawned gardens are to both the front and rear with the rear having a patio straight off the family room. A viewing is highly recommended to appreciate the setting and size on offer in this bungalow.





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 4EN

TENURE

Freehold

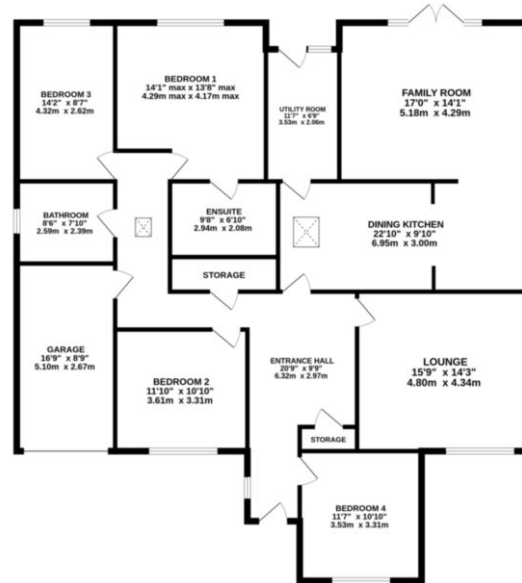
COUNCIL

Cheshire West and Chester - Tax Band E

EPC RATING

Current D / Potential C

GROUND FLOOR
1901 sq.ft. (176.6 sq.m.) approx.



TOTAL FLOOR AREA: 1901 sq.ft. (176.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
*Based on drawings 02/23

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 WA4 6NJ

**GASCOIGNE
HALMAN**