



**GASCOIGNE
HALMAN**

19 STONEHILL CLOSE, APPLETON

THE AREAS LEADING ESTATE AGENT



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A stunning modern and extended detached family home situated at the end of a quiet cul-de-sac with countryside views behind. The property has been tastefully upgraded by the current owner with a high specification of fixtures and fittings throughout.

In brief the accommodation on offer comprises an entrance hallway with stairs leading to the first floor and a large and useful storage cupboard. Porcelain tiles lead through into the dining room, kitchen and utility. The dining room with bi-folding doors to the rear patio opens into a vaulted, extended kitchen which is fitted with a bespoke range of units by "The Authentic Kitchen Co" topped with quartz work surfaces and includes high end integral appliances including double oven, induction hob, hidden extractor, dishwasher and fridge/freezer. natural light floods the room through four Velux skylights and double patio doors bringing the garden greenery indoors. A utility room has space for laundry appliances and houses the recently fitted Worcester Bosch boiler and electric consumer unit. The garage has been previously converted into a good size and versatile reception room with access from the dining room.

A separate lounge to the front of the property has an attractive bay windowed frontage and feature fireplace and is a cosy retreat away from the rear of the house. A downstairs WC completes the ground floor.



To the first floor there are four bedrooms with the master having an en-suite shower room whilst a fully tiled main bathroom with shower over the bath is ideal for a modern family. Externally the property benefits from driveway parking and a lawned garden to the front whilst to the rear there is an enclosed lawned and mature garden with views over countryside and woodland beyond. A shed has useful storage space for all your garden equipment. A viewing comes highly recommended to appreciate this wonderful home.

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 5QD

TENURE

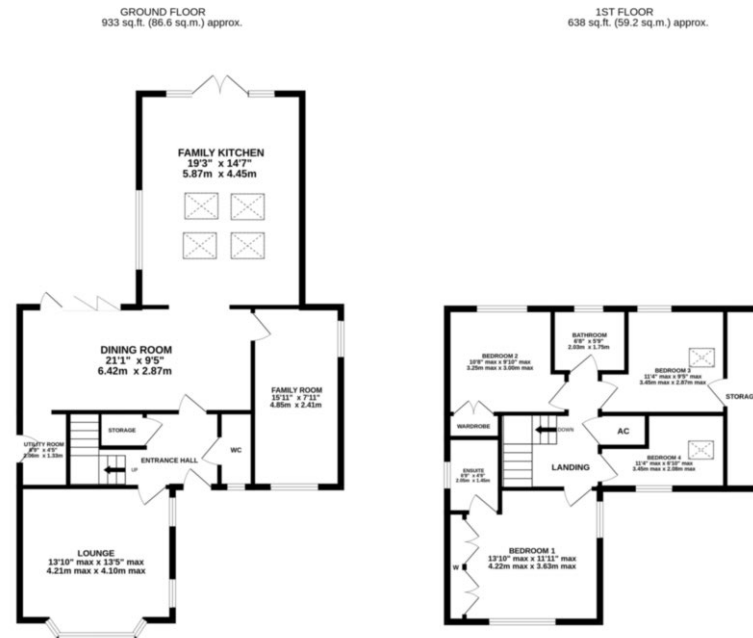
Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band E

EPC RATING

Current 73 C / Potential 83 B



TOTAL FLOOR AREA: 1570 sq.ft. (145.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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