



**GASCOIGNE
HALMAN**

35 BEECHWAYS, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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Set within beautiful surrounding gardens is this three bedroom detached bungalow where the current owner has been since new. Situated in a quiet cul-de-sac surrounded by other bungalows the property benefits from a double garage and a long driveway providing ample off road parking.

In brief the internal accommodation comprises an entrance porch and hallway with guest WC. A large lounge has dual aspect sliding doors onto the rear and side gardens and floods the room with natural light. The lounge opens into the dining room which has a further set of sliding doors to the side. The kitchen is fitted with a modern range of base and eye level units with integral appliances including double oven, gas hob, microwave and fridge/freezer with a matching built in breakfasting table and door leading to the rear garden.





Two bedrooms include fitted wardrobes whilst the third is fitted as an office with desk, drawers and wall units. A bathroom with shower over the bath completes the accommodation. Externally the property has an attractive, private and mature rear garden with brick paved patio and garage access. The double garage has an electric up and over door.

LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities including an excellent nearby golf club. 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 and Liverpool Airport can both be reached normally in under half an hour by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

SAT NAV: WA4 5ER

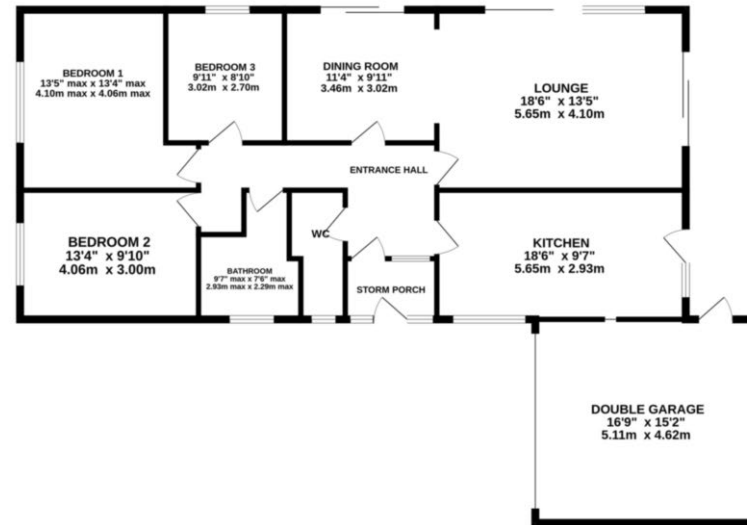
TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band F

GROUND FLOOR
1399 sq.ft. (130.0 sq.m.) approx.



TOTAL FLOOR AREA: 1399 sq.ft. (130.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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