



**GASCOIGNE  
HALMAN**

GLENMOAR, 39 ACKERS ROAD, STOCKTON HEATH

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THE AREAS LEADING ESTATE AGENT



## GLENMOAR, 39 ACKERS ROAD, STOCKTON HEATH

A piece of Warrington's history dating back to 1854, Glenmoar is a beautiful residence retaining many original features and set within a private and gated garden plot with coach house. Six bedrooms are offered with three reception rooms, a large dining kitchen and cellars. Various planning permissions are in place to convert the coach house, build further garaging and extend the ground floor.

The accommodation of this stunning house, steeped in character, is laid out over two main floors and in brief comprises, entrance vestibule and hallway with cellar access and stairs rising to the first floor. An inner hallway leads to the kitchen and snug with DWC and laundry room. A grand drawing room with three fantastic sash windows over looking the gardens and a central feature log burner. A separate family room come dining room is a peaceful setting which once again looks out onto the lush gardens.







A large 'Tom Howley' dining kitchen is fitted with granite worktops, double Belfast sink and a central island with space for breakfasting. Doors lead out onto both courtyards. Finally the ground floor is completed by a cosy snug off the kitchen which would also make an ideal playroom.

To the first floor there are a total of six bedrooms which could be utilized to any buyer's heart's content with three en-suite's and a family bathroom with freestanding bath, a useful landing space makes for an ideal study space.

Externally the property is set within private grounds behind electric gates with both mature and landscaped areas. Patio areas catch the sun throughout the day whilst a detached, two storey coach house has two garages and planning permission to be converted to a liveable annex.

#### **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**

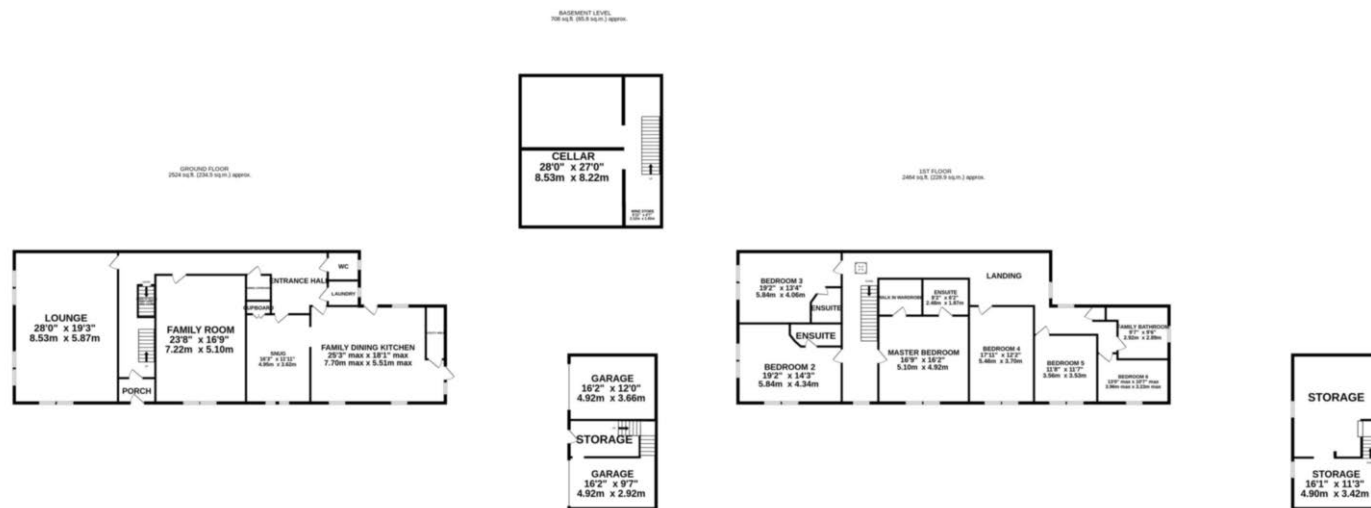
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#### **TENURE**

Leasehold - 999 years from 1854 (£60 per annum)

#### **LOCAL AUTHORITY**

Warrington BC - Council Tax Band G



TOTAL FLOOR AREA : 5696 sq.ft. (529.2 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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## STOCKTON HEATH OFFICE

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