



**GASCOIGNE  
HALMAN**

29 STONEACRE GARDENS, APPLETON

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THE AREAS LEADING ESTATE AGENT





## 29 STONEACRE GARDENS, APPLETON

Situated in an excellent position this substantial detached family house has been updated and refurbished throughout to provide superb, flexible accommodation. Two reception rooms plus open plan living/dining kitchen and utility room. To the first floor generous master bedroom with en suite, three further bedrooms and family bathroom. Externally private rear garden, double driveway and detached double garage.

Occupying an enviable position on Stoneacre Gardens with an open aspect to the front and private garden to the rear with large patio area. This family house has been updated throughout and now benefits from a welcoming entrance hall with cloakroom, open plan dining kitchen opening onto the rear garden flooded with natural light and separate utility room. Two further reception rooms.







To the first floor four good sized bedrooms and two bath/shower rooms. Refitted, modern kitchen, utility and bath/shower rooms. Externally driveway and detached double garage with additional storage.

### **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 5ET

### **TENURE**

Freehold

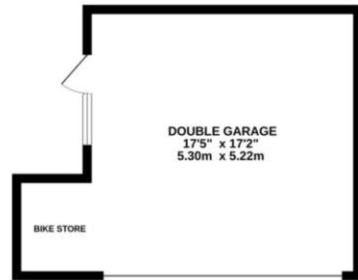
### **LOCAL AUTHORITY**

Warrington BC - Council Tax Band F

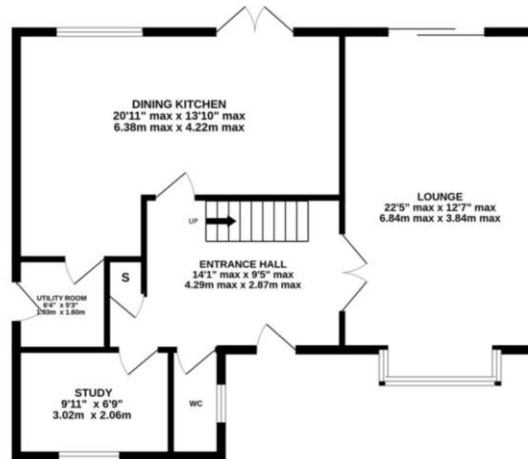
### **EPC RATING**

Current C / Potential B

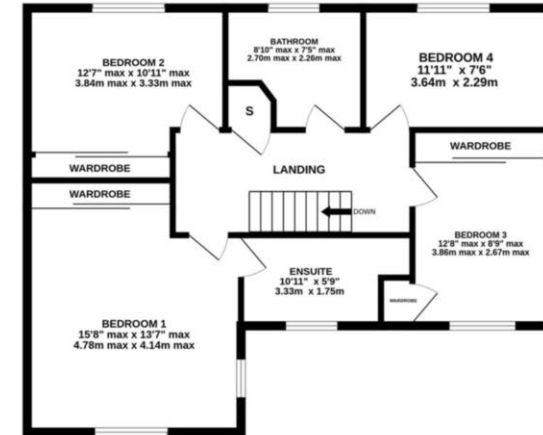
BASEMENT  
326 sq.ft. (30.3 sq.m.) approx.



GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 1892 sq.ft. (175.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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## STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath

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HALMAN**