



**GASCOIGNE  
HALMAN**

8 PARKSTONE DRIVE, APPLETON, WARRINGTON

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THE AREAS LEADING ESTATE AGENT



## 8 PARKSTONE DRIVE, APPLETON, WARRINGTON

A modern four bedroom detached property with new home warranty still in place. Built just 5 years ago this family home is well positioned with ready to move into accommodation and benefits from a 23 foot long garage.

In brief the property comprises internally of an entrance hallway with cloaks cupboard and downstairs WC. A good size lounge with door to kitchen diner. The kitchen/diner spans the full width of the rear of the property offering a great family space which leads out to the garden through double doors. The kitchen is fitted with a contemporary range of high gloss units with integral appliances including fridge/freezer, dishwasher and oven with gas hob and extractor hood over. A utility room has space for laundry appliances and a door to the driveway. A versatile study or playroom completes the ground floor accommodation.





To the first floor there are four double bedrooms with the master having an en-suite shower room whilst a family bathroom with shower over bath services the other bedrooms. Externally the property has driveway parking leading to the garage which at over 23 foot in length can not only fit a car easily but has plenty of further space for storage. To the rear is a flagged patio and lawned garden.

### **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 5GR

### **TENURE**

Freehold

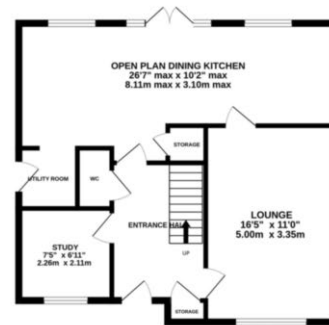
### **LOCAL AUTHORITY**

Warrington BC - Council Tax Band E

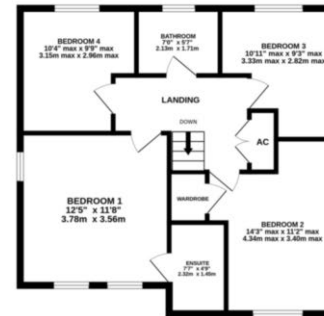
### **EPC RATING**

Current B / Potential A

GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1534 sq.ft. (142.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## STOCKTON HEATH OFFICE

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