



**GASCOIGNE
HALMAN**

3 CRESSBROOK ROAD, STOCKTON HEATH,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



3 CRESSBROOK ROAD, STOCKTON HEATH, WARRINGTON

A fantastic three bedroom bungalow on a private road, a stone's throw from Stockton Heath village. The bungalow offers versatile accommodation within a good size plot with a large detached garage having a shower room and kitchenette.

In brief, the internal accommodation comprises entrance hallway with herringbone flooring. A bay fronted lounge with open fire and stripped floorboards. The kitchen is fitted with a range of base and eye level units with granite worktops and a Belfast sink. A range of integral appliances including double oven, microwave, dishwasher and electric hob with extractor fan over. A large sky light floods the room with natural light. To the rear of the bungalow is a versatile reception room with two beautiful windows overlooking the garden. Between the kitchen and family room is a utility room with space for laundry appliances, useful storage and the recently fitted boiler. Three bedrooms are serviced by a three piece bathroom with shower over bath. The bungalow benefits from recently fitted front and rear doors and double glazed windows throughout.





Externally, the property has two block paved driveways with one leading through double gates down the side to the detached garage. Although only a single roller door, the garage is double in size and is fitted with a shower room and kitchenette which would make an ideal annexe subject to planning. The rear garden has been carefully thought out with two patio areas catching the sun throughout the day along with mature shrubbery and a grassed lawn.

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 6JH

TENURE

Leasehold

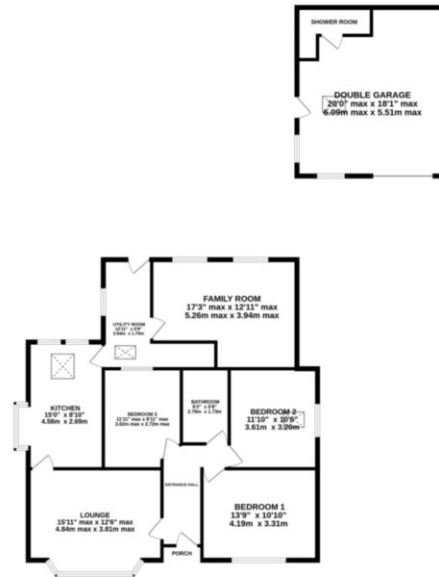
LOCAL AUTHORITY

Warrington BC - Council Tax Band D

EPC RATING

Current D / Potential C

GROUND FLOOR
1490 sq.ft. (138.4 sq.m.) approx.



TOTAL FLOOR AREA: 1490 sq ft (138.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hergo 11/22

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