



**GASCOIGNE  
HALMAN**

41 BARSHAW GARDENS, APPLETON, WARRINGTON

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THE AREAS LEADING ESTATE AGENT





## 41 BARSHAW GARDENS, APPLETON, WARRINGTON

A stunning and extended family home which has undergone a full refurbishment throughout. This executive detached benefits from four bedrooms with three bathrooms, a double garage and a south west facing rear garden.

In brief the accommodation on offer comprises entrance hallway with stairs leading to the first floor, downstairs WC and glazed doors to study and kitchen. The extended kitchen is now a fantastic open plan living and dining space with three sets of bi-folding doors to the rear garden and patio which flood the room with natural light. The kitchen is fitted with a modern range of units with quartz worktops over and integral appliances including double oven, fridge freezer and dishwasher. A contrasting central breakfast bar island has an induction hob with extractor over and a drinks cooler beneath. Two further reception rooms offer versatile living areas whilst a utility and boot room complete the ground floor.





To the first floor there are four bedrooms, two of which have en-suites whilst a family bathroom services the others. Externally the property has driveway parking to the front leading to the double garage whilst to the rear is a lawned garden with tiled patio area ideal for outside seating and dining. A viewing of this wonderful home comes highly recommended to appreciate the quality of the fixtures and fittings throughout. NO ONWARD CHAIN.

### **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 5FA

### **TENURE**

Freehold

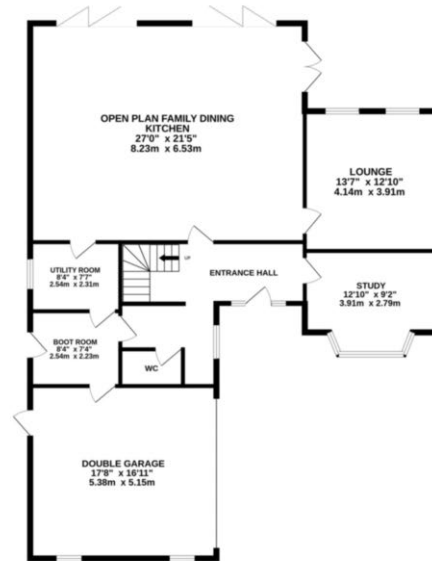
### **LOCAL AUTHORITY**

Warrington BC - Council Tax Band G

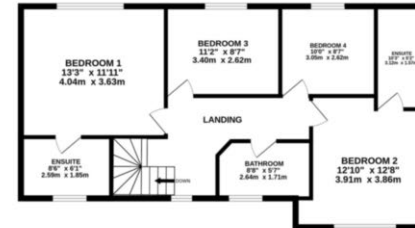
### **EPC RATING**

Current - E / Potential - C

GROUND FLOOR  
1486 sq.ft. (138.0 sq.m.) approx.



1ST FLOOR  
786 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 2272 sq.ft. (211.1 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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