



**GASCOIGNE  
HALMAN**

25 WESTCLIFF GARDENS, APPLETON, WARRINGTON

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THE AREAS LEADING ESTATE AGENT

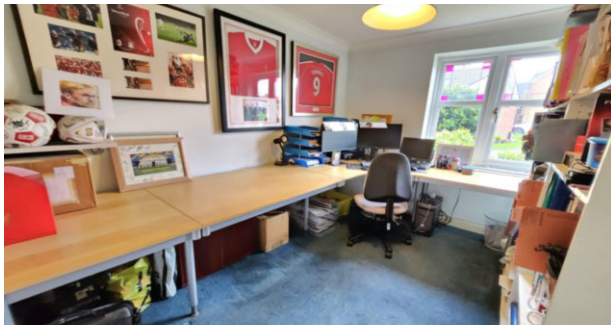


## 25 WESTCLIFF GARDENS, APPLETON, WARRINGTON

A detached property positioned at the head of a quiet cul-de-sac in a much sought after location. The property sits on a generous plot and boasts four double bedrooms, a double garage and ample potential to extend (subject to planning permission) and modernise. Situated close to local schools, beautiful woodland walks and within easy access to motorway links, this property presents a wonderful opportunity for family buyers looking to put their own stamp on a property to create a lovely family home.



This detached residence is positioned at the head of a highly desirable quiet cul-de-sac in a much sought after location. The property sits on a generous plot and offers spacious accommodation throughout, yet with ample potential to extend (subject to planning permission). In brief the internal accommodation comprises: a warm and welcoming entrance hallway, downstairs WC, a good size lounge with double glazed sliding patio doors overlooking the rear garden, a second reception / dining room with feature bay window, a kitchen with a range of base and eye level units and French doors onto the rear garden and a separate utility room. A good size study completes the ground floor.



To the first floor is a lovely galleried landing which leads to four double bedrooms and two bathrooms. Externally, the property sits on an excellent plot. The rear garden is mainly laid to lawn with a patio area, perfect for al-fresco dining. To the front of the property is a small garden area and a detached double garage with up and over door and a driveway providing ample off road parking. Perfectly positioned near to local schools, beautiful woodland walks and great motorway links, this property presents an ideal opportunity for a family buyer looking to put their own stamp on a property. Early viewings are strongly recommended.

### **DIRECTIONS**

SAT NAV: WA4 5FQ

### **LOCATION**

Appleton is a leafy suburb neighbouring Stockton Heath and on the scenic boundary of Walton Hall Gardens. Appleton is home to a golf club, leisure centre, a range of family pubs and, is ideally located for a range of great amenities. There are also four highly regarded schools in the area, making it a prime location for families. 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.

### **TENURE**

Freehold

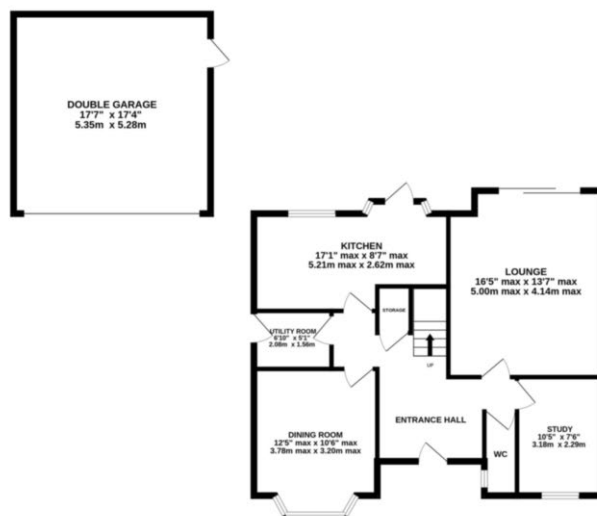
### **LOCAL AUTHORITY**

Warrington BC - Tax Band G

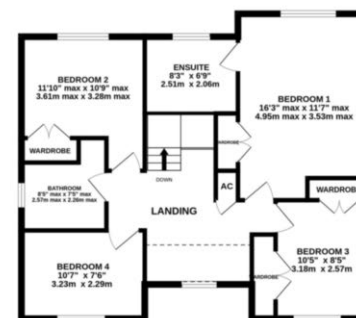
### **EPC RATING**

Current C / Potential B

GROUND FLOOR  
1076 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR  
756 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 1832 sq.ft. (170.2 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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