



**GASCOIGNE
HALMAN**

16 HATFIELD GARDENS, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT

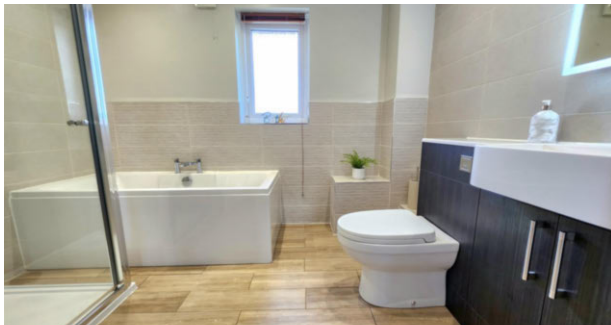


16 HATFIELD GARDENS, APPLETON, WARRINGTON

At over 1900 sq ft, this four bedroom detached home is set within a quiet cul-de-sac with double garage and attractive gardens to the front and rear.

In brief the internal accommodation on offer comprises an entrance porch and hallway with stairs leading to the first floor, understairs storage and a downstairs WC. A large 19 foot lounge overlooks the cul-de-sac frontage and benefits from a gas living flame fire whilst a separate bay windowed family room is to the rear giving versatile living space. The 21 foot kitchen/diner is fitted with a range of base and eye level units with breakfast bar and integral appliances including oven with gas hob and extractor, full size dishwasher and fridge/freezer. A separate utility room has space for laundry appliances. Finally a fantastic conservatory completes the ground floor.





To the first floor are four bedrooms, three with fitted wardrobes and the master having an en-suite shower room. A stunning family bathroom has both bath and separate shower. Externally the property benefits from a double driveway and garage with lawned garden to the front. To the rear is an enclosed lawned garden with patio areas for outside dining and entertaining. A viewing is highly recommended to appreciate the great size of the accommodation on offer and the fantastic location this family home is in.

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 5QJ

TENURE

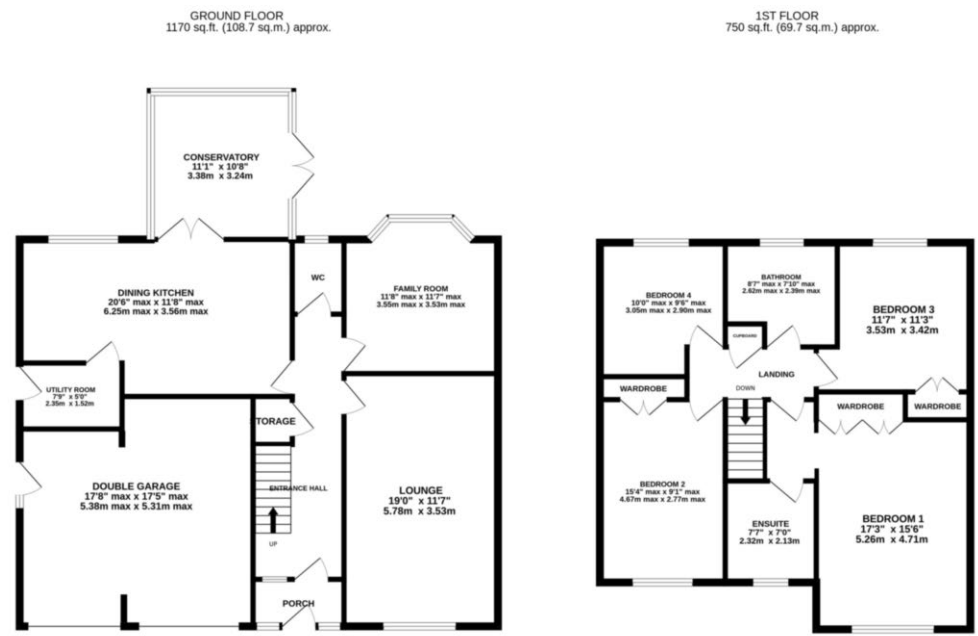
Freehold

LOCAL AUTHORITY

Warrington BC - Tax Band F

EPC RATING

Current C / Potential C



TOTAL FLOOR AREA : 1920 sq.ft. (178.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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