



**GASCOIGNE  
HALMAN**

40 PINWAYS, APPLETON, WARRINGTON

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THE AREAS LEADING ESTATE AGENT



## 40 PINEWAYS, APPLETON, WARRINGTON

In a quiet cul-de-sac setting, this three bedroom bungalow has beautiful surrounding gardens, double garaging and spacious living accommodation throughout.

In brief, this detached bungalow comprises an entrance porch and hallway with guest WC and useful storage room. A kitchen/diner is fitted with a range of integrated appliances including oven, microwave, fridge/freezer, dishwasher and hob with extractor fan over. A picture window overlooks the rear garden with space for breakfasting table. A large lounge has sliding doors to the side garden and conservatory and floods the room with natural light. The conservatory brings the stunning garden inside and makes for a lovely room throughout the year. A separate dining room could also be used as a study.





A master bedroom has access to a further versatile room which would make an ideal dressing room, whilst two further bedrooms and a bathroom complete the internal accommodation. Externally the bungalow has ample driveway parking which leads down the side of the property to the double garage with electrically remote operated up and over door. Front, side and rear gardens have been manicured to offer a beautiful and private setting with patio and seating areas a plenty including a bespoke Koi pond with a full filtration system. Sold with 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**

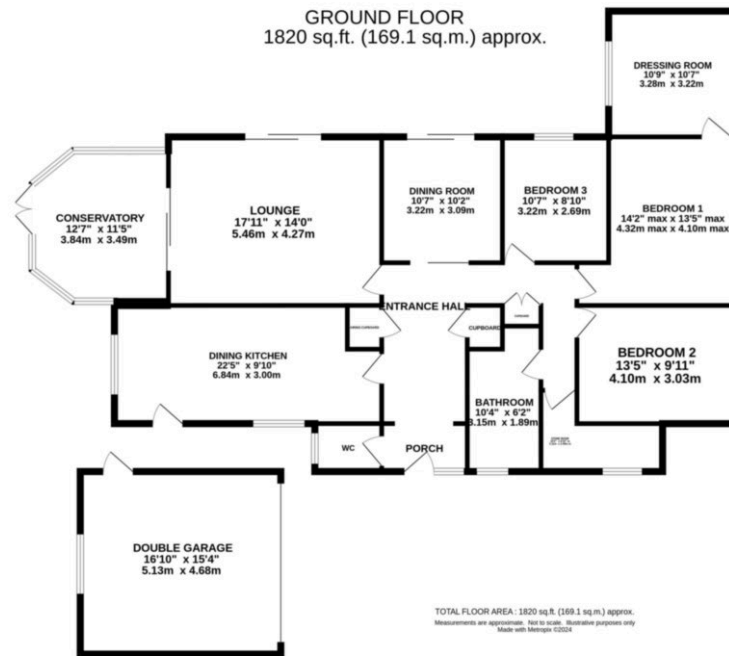
SAT NAV: WA4 5EJ

### **TENURE**

Freehold

### **LOCAL AUTHORITY**

Warrington BC - Tax Band G



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