



**GASCOIGNE
HALMAN**

31 WESTCLIFF GARDENS, APPLETON

THE AREAS LEADING ESTATE AGENT



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Occupying a fantastic position on a highly sought after development, this well maintained property provides flexible accommodation including spacious entrance hall with galleried landing. Three reception rooms plus breakfast kitchen served by utility room. To the first floor master bedroom with dressing area and modern refitted en suite shower room, bedroom two with en suite, two further bedrooms and family bathroom. Externally professionally landscaped gardens, driveway and detached double garage.



This well maintained family house occupies an excellent position with matured, professionally landscaped gardens and open aspect to the rear. Circa 1850 sq ft in total the well proportioned accommodation benefits from a lounge with dual aspect and patio doors onto the rear, separate dining room and open plan breakfast kitchen open into a sitting room/playroom served by utility. To the first floor galleried landing provides an abundance of natural light and leads to four generous bedrooms and three bath/shower rooms (two en-suites). Driveway provides plenty of parking and leads to a detached double garage. Viewing is essential to appreciate the accommodation on offer.



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

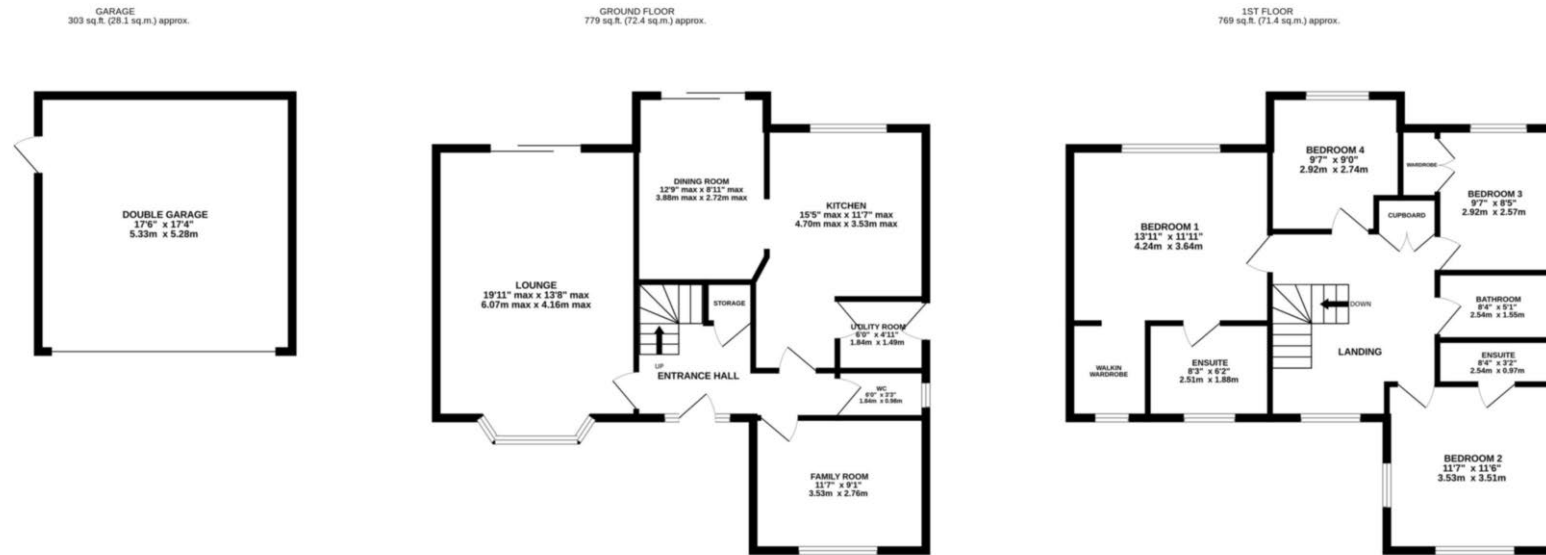
SAT NAV: WA4 5FQ

TENURE

FREEHOLD

LOCAL AUTHORITY

Warrington BC - Council Tax Band G



TOTAL FLOOR AREA : 1850 sq.ft. (171.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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