



**GASCOIGNE  
HALMAN**

7 HIGH WARREN CLOSE, APPLETON, WARRINGTON

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THE AREAS LEADING ESTATE AGENT





## 7 HIGH WARREN CLOSE, APPLETON, WARRINGTON

An impressive five bedroom executive detached home situated in a prime location within the favourable 'Hamptons' development. Kept to a high standard with recently fitted new double glazing, this wonderful family home offers five reception rooms, breakfast kitchen, five bedrooms and four bath/shower rooms. Double detached garage.

This executive detached home is situated in Appleton's finest location on the sought after "Hamptons" development. The property includes five bedrooms, five reception rooms, a large dining kitchen, a double detached garage, and beautiful gardens with patio area.

Internally there is a covered entrance leading into the reception hallway. A large lounge with patio doors onto the rear garden, there is a generous size breakfast kitchen which is fitted with a matching range of wall base and drawer units, integrated appliances, and tiled floors. This leads to a family room with double doors onto a garden room. Furthermore, there is a separate study, a dining room, a handy utility room and a downstairs WC.

On the first floor there is a good size master bedroom with a dressing area and an en-suite bathroom. Four further bedrooms, two other en-suites and a family bathroom complete the internal accommodation.

Externally there is a detached double garage and beautiful gardens.







## **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 5SB

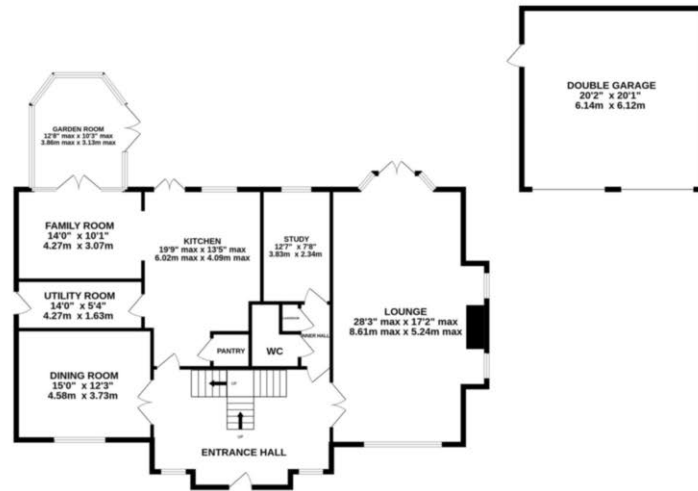
## **LOCAL AUTHORITY**

Warrington BC - Tax Band H

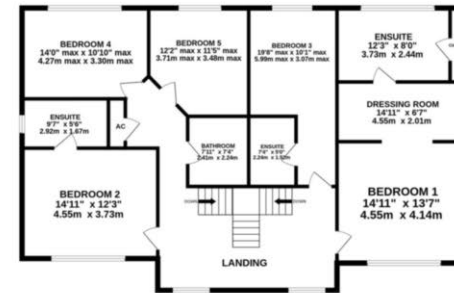
## **TENURE**

Freehold

GROUND FLOOR  
2032 sq.ft. (188.8 sq.m.) approx.



1ST FLOOR  
1450 sq.ft. (134.7 sq.m.) approx.



TOTAL FLOOR AREA : 3482 sq.ft. (323.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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