



**GASCOIGNE
HALMAN**

36 STONEHILL CLOSE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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Tucked away at the end of a cul-de-sac on Stonehill Close is this extended four bedroom detached home. Benefiting from a high specification of fixtures and fittings throughout the property comes with a detached double garage and private rear garden.

In brief the internal accommodation comprises entrance hallway with stairs to the first floor, storage cupboard and downstairs WC. A large bay fronted lounge has log burner and double doors to the fully glazed conservatory which is a fantastic space for enjoying the rear garden. A stunning dining kitchen by 'The Authentic Kitchens Co' is fitted with a matching range of base and eye level cabinetry with granite worktops over and integral appliances including two ovens, dishwasher, boiling water tap and five ring gas hob with extractor fan over. Tiled flooring leads through to a dining area with bay window seating. The property has been extended to the side which has created a versatile family room with vaulted ceiling and skylights flooding the room with natural light plus doors leading out to the side and rear patios. Finally, a fully fitted utility room completes the ground floor.





To the first floor there are four bedrooms with a master en-suite wet room plus a family bathroom with free-standing bath. Externally the property is set back from the cul-de-sac down a long driveway providing off road parking for several cars and leading to the detached double garage with electric up and over door. To the rear is a raised decked and patio area ideal for outside seating and dining whilst a private lawned garden is surrounded by mature shrubbery.

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 5QD

TENURE

Freehold

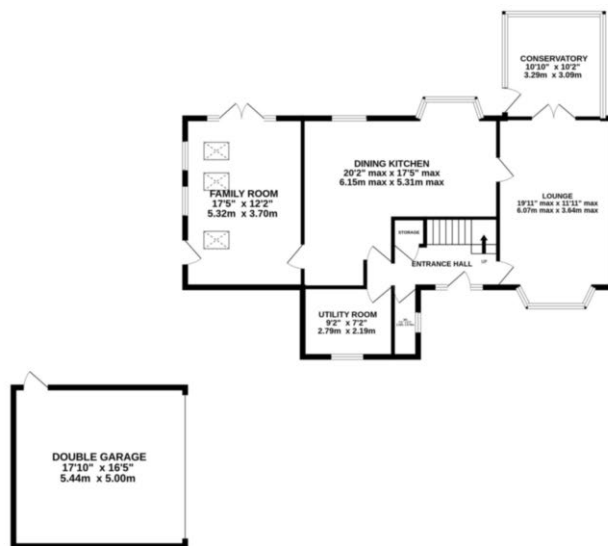
LOCAL AUTHORITY

Warrington BC - Council Tax Band F

EPC RATING

Current D / Potential C

GROUND FLOOR
1284 sq.ft. (119.3 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1932 sq.ft. (179.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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