



**GASCOIGNE
HALMAN**

18 BROOKWOOD CLOSE, WALTON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



18 BROOKWOOD CLOSE, WALTON, WARRINGTON

Situated in a sought after location, this well maintained and presented bungalow provides excellent, generous sized accommodation. Entrance porch, hallway, WC, large lounge, dining room leading into the kitchen with utility room, four bedrooms and family bathroom. The main bedroom benefits from a large dressing room. Driveway and larger than average garage with electronically operated roller door. Established, private gardens to the rear with patio sitting area.

Well maintained by the current owners with double glazing this bungalow occupies an excellent, slightly elevated position on Brookwood Close.

Offering generous sized accommodation which is well proportioned, including two reception rooms that provide access into the rear gardens, kitchen and utility. There are four bedrooms with one currently utilised as a study and a family bathroom. Externally there is a driveway leading to the garage with gardens to the front, side and rear of the property culminating in a beautiful, natural woodland garden with meandering brook.





LOCATION

Walton has some of the areas most picturesque walks with easy access to Walton Hall Gardens, Bridgewater Canal and the trans pennine trail, Warrington Sports Club and the local shop provide for your every day needs. 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 6NY

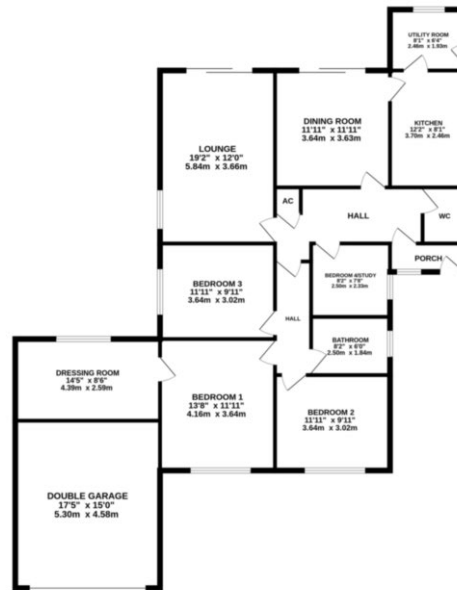
LOCAL AUTHORITY

Warrington BC- Tax Band F

TENURE

Freehold

GROUND FLOOR
1598 sq.ft. (148.5 sq.m.) approx.



TOTAL FLOOR AREA: 1598 sq.ft. (148.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hergo 12/24

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