



**GASCOIGNE  
HALMAN**

41 HATFIELD GARDENS, APPLETON, WARRINGTON

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THE AREAS LEADING ESTATE AGENT



## 41 HATFIELD GARDENS, APPLETON, WARRINGTON

Occupying a fantastic position on one of Appleton's most sought after developments. This immaculately maintained family house provides superb, flexible accommodation including FOUR RECEPTION ROOMS plus breakfast kitchen and separate utility room. Four Bedrooms served by THREE BATH/SHOWER ROOMS plus additional bedroom/games room/den! Attractive, private gardens backing onto Woodland Trust land with sunny sitting area. Driveway and Double Garage.



This attractive, family house is positioned towards the end of a sought after cul de sac with excellent accommodation of over 2400 sq ft. The flexible space includes generous reception hallway, three separate reception rooms plus family room open into breakfast kitchen served by utility room. To the first floor, master bedroom with en suite, three further bedrooms with two bath/shower rooms and brilliant multi-purpose room over the garage ideal as a children's den/gym/cinema. Externally driveway leads to a double garage, mature well stocked and maintained gardens to front and rear, the rear with private, wooded backdrop.



### **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 5QL

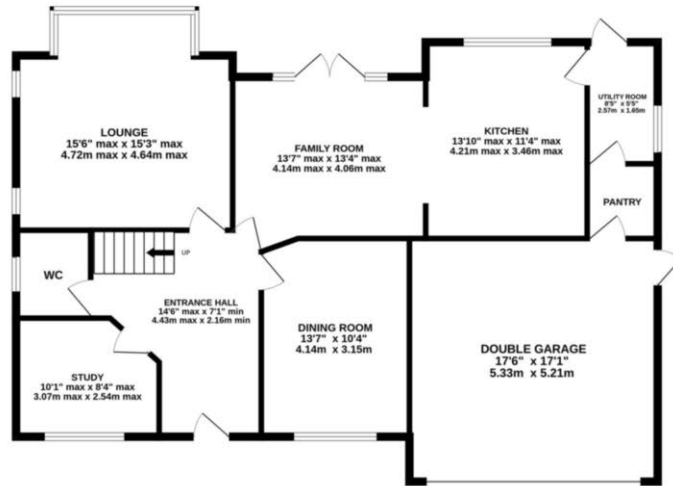
### **TENURE**

Freehold

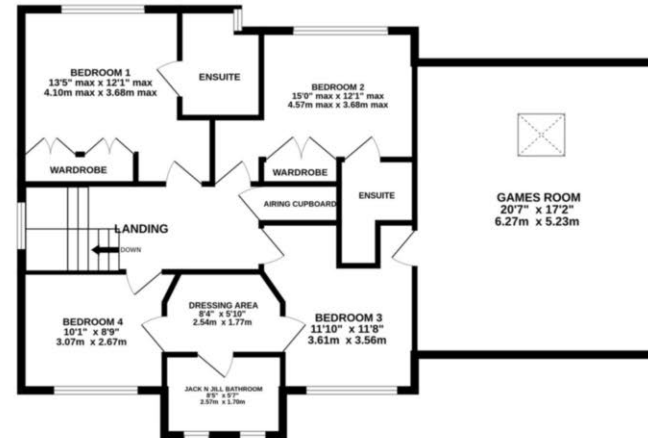
### **LOCAL AUTHORITY**

Warrington BC - Tax Band G

GROUND FLOOR  
1292 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR  
1109 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 2401 sq.ft. (223.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## STOCKTON HEATH OFFICE

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