



**GASCOIGNE
HALMAN**

71 RED LANE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



71 RED LANE, APPLETON, WARRINGTON

Situated at the end of a private lane and with far reaching views, this four bedroom detached dormer bungalow has undergone a full refurbishment and now offers stunning accommodation throughout of which a buyer can move straight into. Set behind gates and with a garage, the property offers three ground floor bedrooms with a master bedroom and en-suite upstairs.

In brief the accommodation comprises entrance vestibule to the front of the house which is accessed from Red Lane. There is also access along a private shared lane at the rear, leading to the driveway and garage and brings you through bi-folding doors to a beautiful sun room which opens into a reception hallway and has stairs to the master bedroom suite. A kitchen has been fitted with contemporary shaker style units and integrated appliances along with a breakfast bar for dining. The kitchen opens into the dining and living areas offering modern living with bay window to the front and French doors to the side aspect.





The three bedrooms on the ground floor are accompanied by a bathroom whilst a master bedrooms and en-suite shower room to the first floor completes the internal accommodation. Externally there are lawned gardens to the front and rear with a covered patio for outside dining and entertaining. A driveway provides off road parking plus a single garage. A viewing comes highly recommended to appreciate the location, views, size and specification of this wonderful home.

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

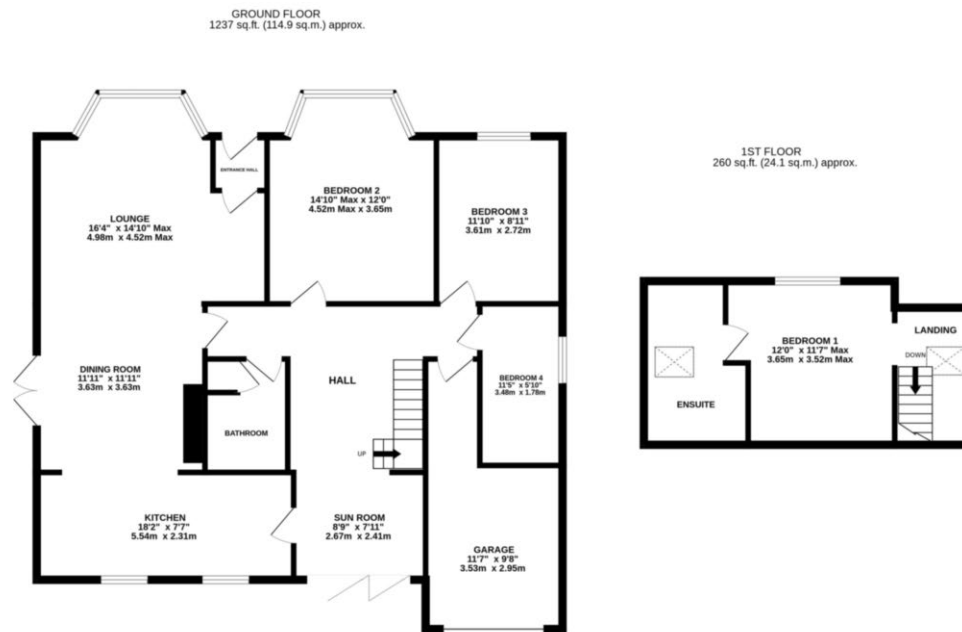
SAT NAV: WA4 5AL

TENURE

Freehold

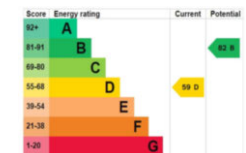
LOCAL AUTHORITY

Warrington BC - Tax Band E



TOTAL FLOOR AREA : 1497 sq.ft. (139.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignealman.co.uk

29 Walton Road, Stockton Heath, WA4 6NJ

**GASCOIGNE
HALMAN**