



**GASCOIGNE  
HALMAN**

46 ASHBERRY DRIVE, APPLETON THORN,  
WARRINGTON

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THE AREAS LEADING ESTATE AGENT





## 46 ASHBERRY DRIVE, APPLETON THORN, WARRINGTON

A BEAUTIFULLY PRESENTED, attractive family house which benefits from well proportioned rooms including an EXTENDED and refitted family/dining kitchen ideal for relaxed entertaining. THREE further reception rooms. FOUR DOUBLE BEDROOMS, family bathroom and master en-suite plus downstairs cloakroom. Externally STUNNING, well maintained and stocked gardens with sitting areas benefiting from a westerly facing sunny aspect. Driveway and GARAGE.



Occupying a good position on this popular development in a semi-rural village location yet convenient for all amenities. This well maintained family home has been updated and improved to provide good sized, flexible space including entrance hall with cloakroom, three separate reception rooms and modern open plan living/dining kitchen altered and extended to the rear with utility room.





To the first floor master bedroom with en suite, three further double bedrooms and family bathroom. Externally the gardens are stunning, well stocked and private with a sunny aspect. To the front double driveway providing additional parking leads to a garage.

### LOCATION

Appleton Thorn is one of the best residential areas serving this part of Cheshire. Stockton Heath village is close to hand and 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 4QS

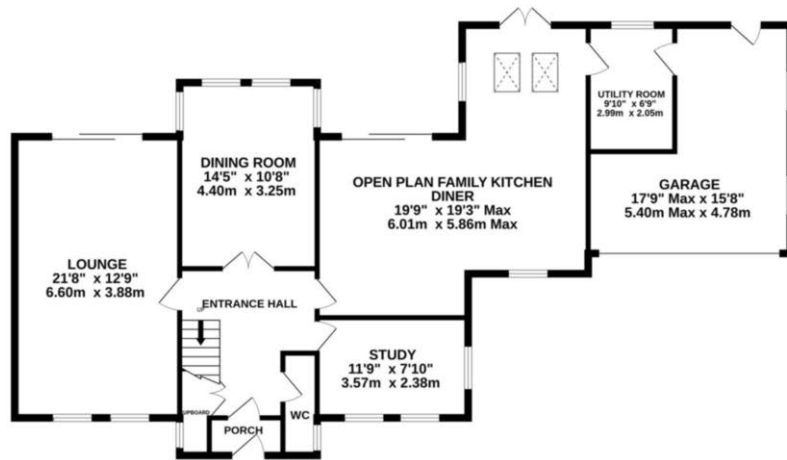
### TENURE

Freehold

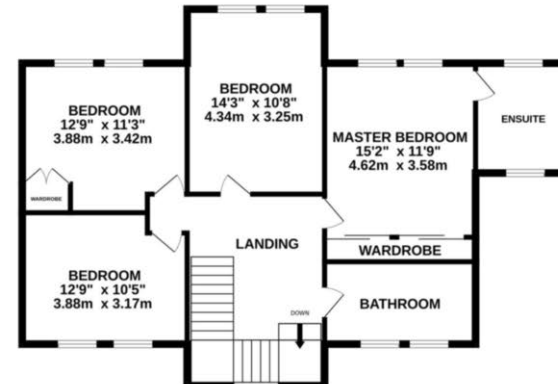
### LOCAL AUTHORITY

Warrington BC - Tax Band G

GROUND FLOOR  
1305 sq.ft. (121.2 sq.m.) approx.

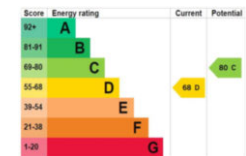


1ST FLOOR  
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 2211 sq.ft. (205.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, WA4 6NJ

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HALMAN**