



**GASCOIGNE
HALMAN**

9 SPINNEY GARDENS, APPLETON THORN,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



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Situated in the centre of Appleton Thorn yet on a quiet cul-de-sac, this modern three bedroom detached home has been tastefully updated and benefits from a detached garage.

The accommodation comprises entrance hallway with downstairs WC. A bay fronted lounge has double doors to a separate dining room with patio doors to the rear garden. A stunning kitchen has been refitted with a contemporary range of units with quartz worktops, integrated appliances including oven and dishwasher and breakfasting table space.





To the first floor there are three bedrooms with the master having an en-suite plus a family bathroom. Externally there is driveway parking leading to the detached garage. To the rear is a lawned and enclosed garden.

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 4TJ

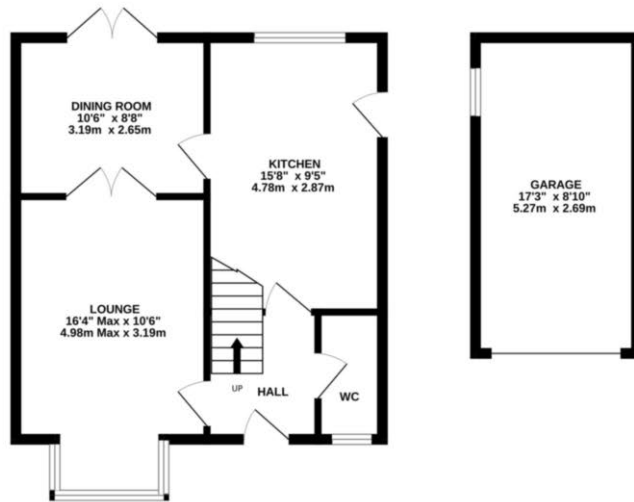
TENURE

Freehold

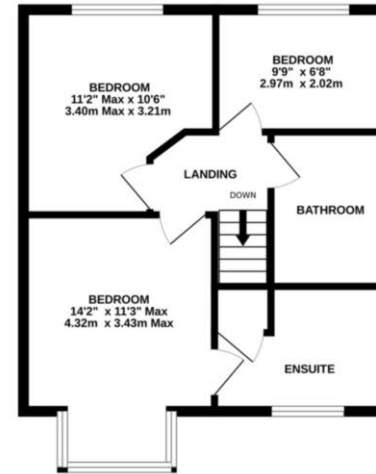
LOCAL AUTHORITY

Warrington BC - Tax Band E

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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