



**GASCOIGNE  
HALMAN**

42 PETERSHAM DRIVE, APPLETON, WARRINGTON

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THE AREAS LEADING ESTATE AGENT





## 42 PETERSHAM DRIVE, APPLETON, WARRINGTON

Situated at the end of a quiet cul-de-sac, with detached double garage and ample driveway parking is this immaculate four bedroom detached home. With extended ground floor accommodation, the current owner has maintained the property well during its ownership and is in a ready to move into condition.

In brief the accommodation on offer comprises entrance hallway with stairs leading to the first floor, double doors to lounge and a downstairs WC. The lounge has been extended to the rear to create a fantastic living and dining space with double doors to the rear garden and a remote operated centrepiece gas fire. The kitchen is fitted with a range of matching base and eye level units with integrated appliances including oven, microwave, dishwasher, coffee machine, induction hob and extractor fan hood. A separate utility room has space for white goods and external door to the side. Finally a study with fitted furniture completes the ground floor.

To the first floor are four bedrooms with the master being serviced by an en-suite shower room plus a family bathroom.







Externally the property is approached to the front by a brick paved driveway with space for four cars. A detached double garage has been laid with easily washable flooring and fitted with DURA workshop units and drawers. Two electric roller doors and a loft.

To the rear is an easy to maintain patio which is enclosed and kept private by mature evergreen trees and shrubbery.

With such a good position on the road this is a house which must be viewed to be appreciated and is being sold with NO ONWARD CHAIN.

### **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 5QF

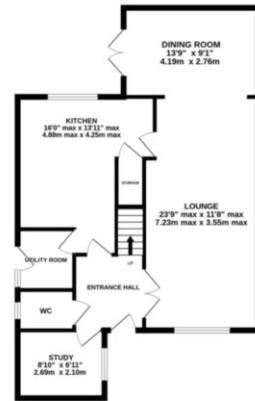
### **TENURE**

Freehold

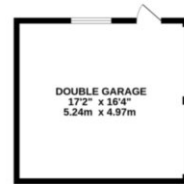
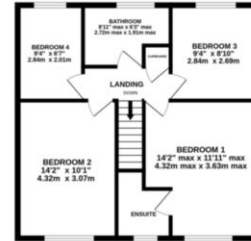
### **LOCAL AUTHORITY**

Warrington BC - Tax Band E

GROUND FLOOR  
1047 sq ft. (97.3 sq.m.) approx.



1ST FLOOR  
582 sq ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1629 sq ft. (151.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Hozon 12/22

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