



**GASCOIGNE
HALMAN**

5 ST. ANNES AVENUE, GRAPPENHALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT

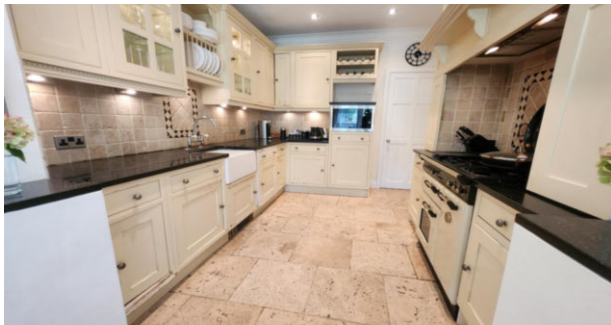


5 ST. ANNES AVENUE, GRAPPENHALL, WARRINGTON

A five bedroom detached family home situated in a popular residential location. The property has been extended to include a utility room, DWC and two bathrooms and is spacious and versatile throughout.

In brief the internal accommodation comprises entrance hall with stairs leading to the first floor and a large storage cupboard. A bay fronted dining room is separate to the extended lounge which has double doors to the rear garden. A kitchen diner has further doors to the garden and is fitted with a range of cottage style base and eye-level units with granite work surfaces, belfast sink and space for range cooker. A utility room and DWC completes the ground floor.





To the first floor there is a large landing area which gives access to the five bedrooms and the family bathroom. The master bedroom benefits from an en-suite bathroom with whirlpool bath and separate shower.

Externally the property benefits from front and private rear gardens with driveway parking leading to a single garage.

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 2PL

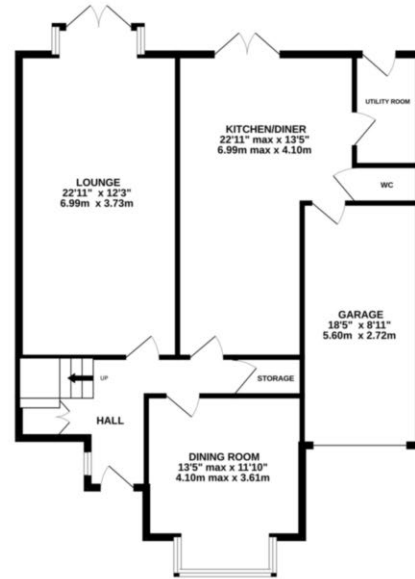
TENURE

Leasehold - 999 years from 1934 - £12 per annum

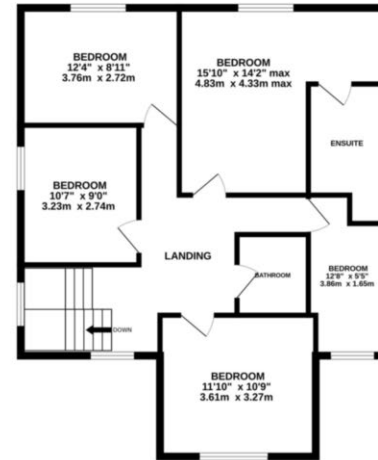
LOCAL AUTHORITY

Warrington BC - Tax Band D

GROUND FLOOR
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR
828 sq.ft. (76.9 sq.m.) approx.



TOTAL FLOOR AREA: 1858 sq.ft. (172.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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