



**GASCOIGNE
HALMAN**

89A WALTON ROAD, STOCKTON HEATH,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



89A WALTON ROAD, STOCKTON HEATH, WARRINGTON

A fantastic five bedroom executive detached home on a private road just a short walk from Stockton Heath Village. The property is well presented throughout and benefits from double garaging, spacious room sizes along with three bathrooms.

In brief the internal accommodation on offer comprises entrance hallway with stairs leading to the first floor with downstairs WC. A large lounge with dual aspect windows overlooking the front and side gardens has a feature gas living flame fire whilst a separate dining room has space for a large dining table and chairs. A kitchen/diner across the rear of the property has double doors to the garden and is fitted with high-quality cabinetry, granite work surfaces, along with integrated appliances. A utility room with access to the double garage completes the ground floor.





To the first floor there are five bedrooms with two en-suite shower rooms and a family bathroom.

Externally the property is set back on a private road with lawned gardens to the front and side aspects and a beautiful patio area ideal for outside dining and entertaining. Driveway parking to the front leads to the double garage with electric up and over door.

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 6NR

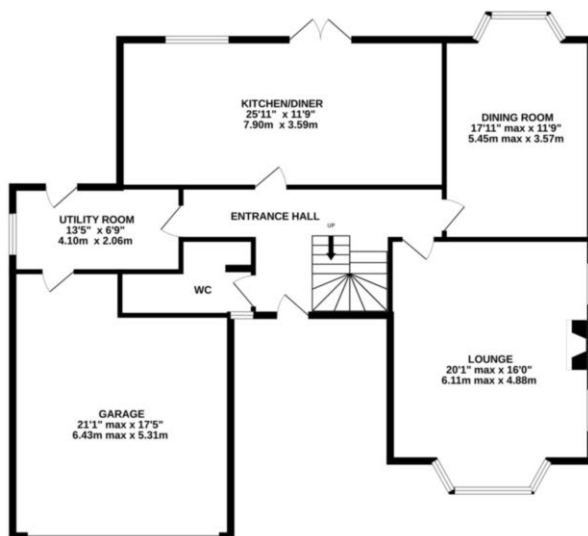
TENURE

Freehold

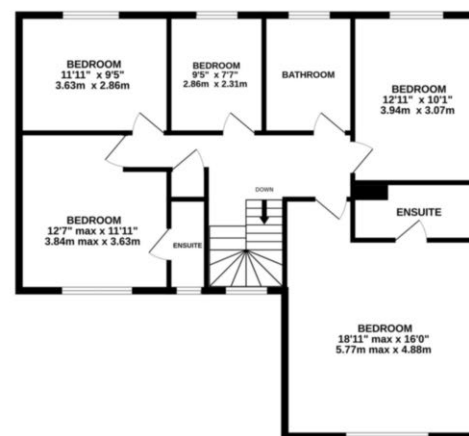
LOCAL AUTHORITY

Warrington BC - Tax Band G

GROUND FLOOR
1430 sq.ft. (132.8 sq.m.) approx.



1ST FLOOR
1003 sq.ft. (93.1 sq.m.) approx.



TOTAL FLOOR AREA: 2433 sq.ft. (226.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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