



**GASCOIGNE  
HALMAN**

8 EAST AVENUE, STOCKTON HEATH, WARRINGTON

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THE AREAS LEADING ESTATE AGENT





## 8 EAST AVENUE, STOCKTON HEATH, WARRINGTON

A stunning four bedroom semi detached home in Stockton Heath Village. Having undergone a full programme of refurbishment including extensions to the side and rear, the property now offers a high specification of accommodation set in a fantastic location.

In brief the property comprises a magnificent open plan kitchen with bi-folding doors across the rear of the house flooding the room with natural light. The kitchen is fitted with a heritage range of shaker style cabinetry with integrated appliances including two ovens, Belfast sink, boiling water tap, Insinkurator and quartz work surfaces. A central breakfast bar island containing the gas hob makes for a sociable living area ideal for entertaining with enough space for all the family. A separate comfortable lounge provides a quiet space away from the kitchen with large bay window to the front. Steps from the kitchen lead down to a versatile reception entrance/boot room which could be used as a study with built-in sauna and huge glazed entrance door to the driveway. A utility room completes the ground floor.





Rising to the first floor up a bespoke steel staircase is a wraparound landing, where the original box room would have been is now an open and flexible space which could again be used as a study or reading area with window to the front. Four double bedrooms are accompanied by an en-suite wet room and family bathroom with freestanding bath.

Externally the property has the opportunity for driveway parking extending along the front and side of the house by dropping the kerb subject to local permissions. To the rear is a lawned garden with raised decked area, ideal for outside dining and entertaining.

With underfloor heating throughout along with newly installed beautiful heritage double glazed windows, the property has a wow factor which is sure to impress any buyer.

### 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 2BA

### TENURE

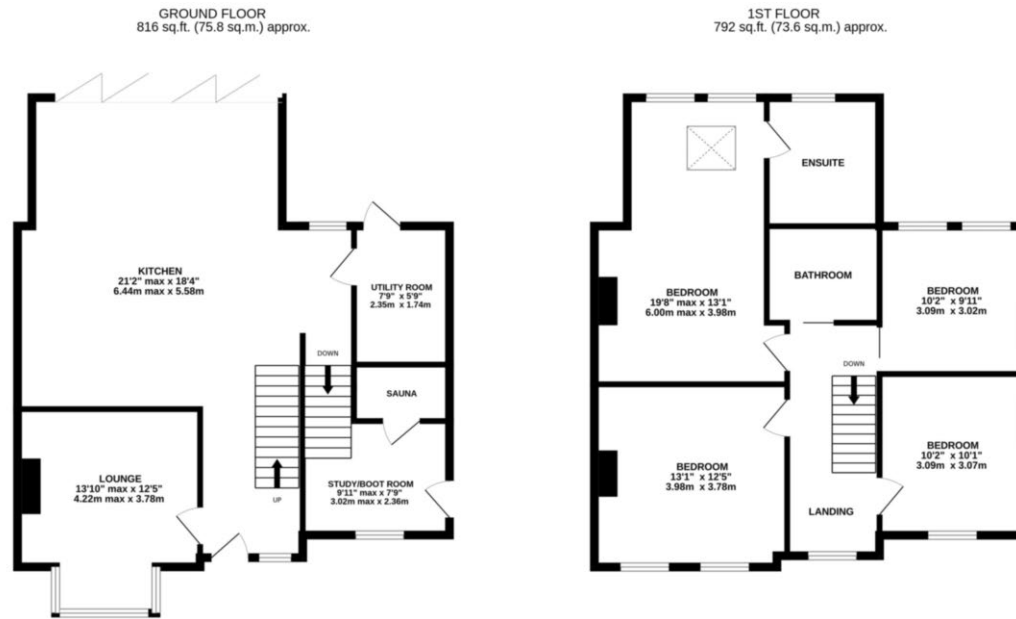
Freehold

### LOCAL AUTHORITY

Warrington BC - Tax Band C







TOTAL FLOOR AREA: 1608 sq.ft. (149.4 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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## STOCKTON HEATH OFFICE

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