



**GASCOIGNE
HALMAN**

6 RUTLAND AVENUE, WALTON

THE AREAS LEADING ESTATE AGENT



6 RUTLAND AVENUE, WALTON

A rare opportunity to come to market in one of the area's most sought-after locations. This four bedroom detached house sits on a particularly wide plot and extends to 1/3 of an acre in total. Ideal for a buyer looking to extend the existing property (planning permission was granted in 2014) or potentially knock down and rebuild one (or two) new dwelling(s), subject to planning permission, and overage, if consent is granted for more than a single dwelling.

The current property in brief comprises large entrance hallway with understairs storage. A fantastic size lounge with feature stone fireplace and log burner, and sliding doors to the rear garden. A separate dining room with further log burner and bay side window. The kitchen/diner is currently fitted with base and eye-level cabinetry and granite work surfaces and provides access to the inner hallway. Two further reception rooms are currently used as a family room and a gym with sliding doors to the rear patio. A utility room and downstairs WC complete the ground floor.



To the first floor there are four bedrooms and a family bathroom with wet room shower area and a separate WC.

Externally the property is set back from the road with a brick paved in and out driveway providing ample off road parking. A double garage has electric roller door. To the rear is a private and established garden mainly laid to lawn with a patio area. A brick built outbuilding offers further annexe or garden room potential.

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

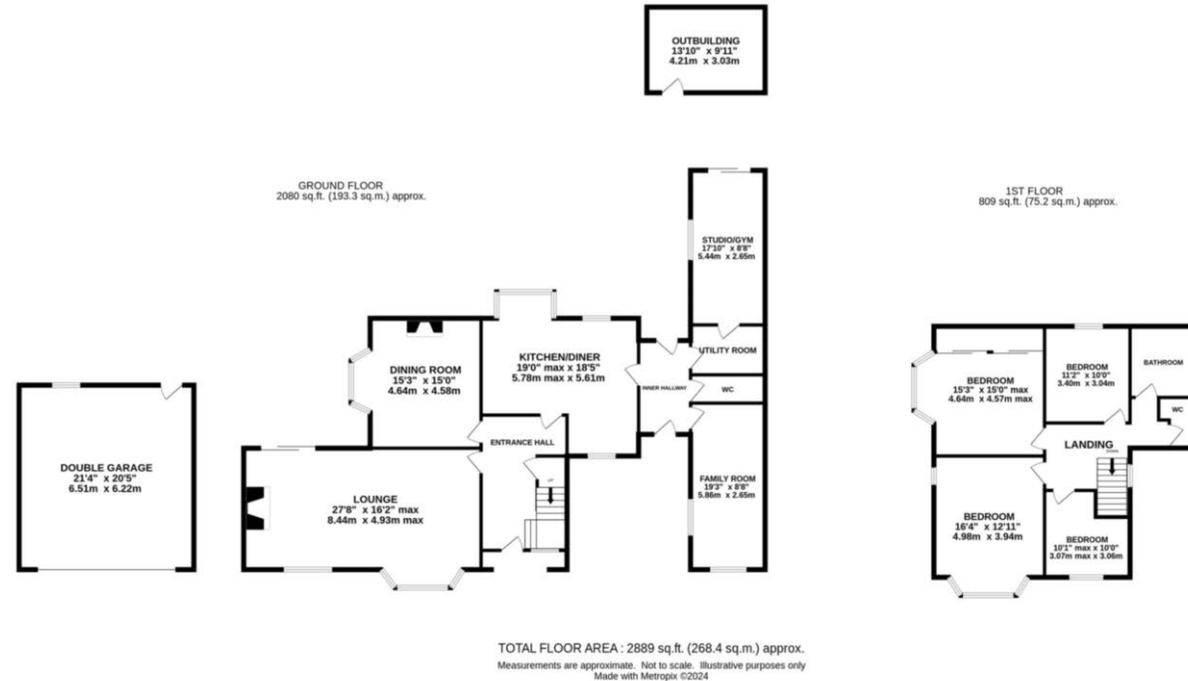
SAT NAV: WA4 6PD

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Tax Band G



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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