



**GASCOIGNE  
HALMAN**

31 FIELD LANE, FILED LANE, APPLETON,  
WARRINGTON

---

THE AREAS LEADING ESTATE AGENT



## 31 FIELD LANE, FILED LANE, APPLETON, WARRINGTON

A beautiful detached home situated in one of the areas most sought after locations. Across from an attractive green and within a quiet cul-de-sac, the property itself is in an immaculate condition with ready to move into accommodation whilst still offering further potential to link the double garaging and studio above with the existing main house.

In brief the accommodation comprises entrance hall with downstairs WC and understairs storage. A large lounge with log burner opens into a versatile snug/study space overlooking the front garden and beyond. The lounge opens through bi-folding doors into the conservatory which brings the greenery of the garden indoors. A further set of double doors lead to another large reception currently used as a dining room with doors to the rear patio. The through kitchen/diner is fitted with a range of shaker style cabinetry with quartz worktops and breakfast bar whilst another dining area again looks out on the green to the front. A good size utility with space for white goods and American style fridge freezer completes the ground floor.





To the first floor there are four bedrooms accompanied by two en-suite shower rooms plus a family bathroom. A detached double garage has an external staircase to the studio above and has planning in place to link with the main house through a double storey extension if so required.

To the front of the property is a beautiful front garden with hedgerow border and a driveway for several cars whilst to the rear is a private and enclosed garden mainly laid with various patio areas for all day sun.

### **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**

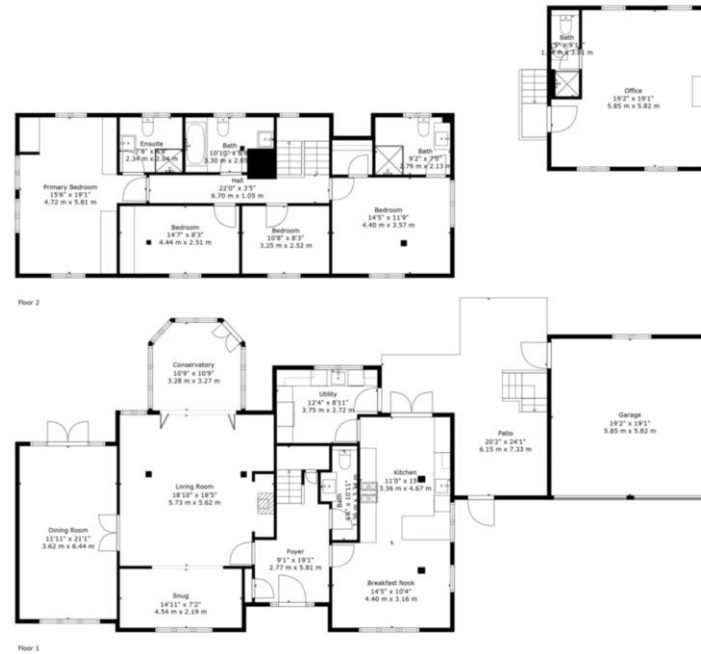
SAT NAV: WA4 5JR

### **TENURE**

Freehold

### **LOCAL AUTHORITY**

Warrington BC - Tax Band G



**TOTAL: 2626 sq. ft, 244 m<sup>2</sup>**  
 BELOW GROUND: 1447 sq. ft, 134 m<sup>2</sup>, FLOOR 2: 1179 sq. ft, 110 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 367 sq. ft, 34 m<sup>2</sup>, PATIO: 331 sq. ft, 31 m<sup>2</sup>, LOW CEILING: 174 sq. ft, 19 m<sup>2</sup>  
 Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.

## STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, WA4 6NJ

**GASCOIGNE  
HALMAN**