



**GASCOIGNE
HALMAN**

343 LONDON ROAD, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



343 LONDON ROAD, APPLETON, WARRINGTON

A fantastic size, extended detached family home situated opposite Warrington Golf Club within easy reach of Stockton Heath with all its amenities. The property benefits from spacious and well-laid out accommodation with ample driveway parking behind wrought iron gates and a detached garage.

The accommodation comprises an entrance hall with stairs to the first floor. Two bay-fronted reception rooms are to either side of the entrance hall, with the lounge having an attractive feature fireplace. The kitchen is fitted with a range of matching base and eye-level cabinetry with granite worktops, Belfast sink, integrated dishwasher, and space within the chimney breast for a range-style cooker. The kitchen opens into the superb family room with two sets of double doors leading to the raised terrace at the rear, whilst four velux windows flood the room with natural light. The family room opens into the dining room, which makes the open-plan living at the rear of the property ideal for family life and entertaining. A utility room and downstairs WC complete the ground floor.





To the first floor there are four bedrooms with the master having an en-suite shower room whilst a family bathroom has both freestanding bath and separate shower unit.

Externally the property is set back from the road behind wrought iron gates with a driveway providing parking for several cars. A large detached garage has an up and over door. To the rear is a raised patio whilst the garden is laid with artificial grass for easy maintenance and a decked area provides further space for outside dining. To the lower ground floor and accessed from the garden is a large storage room under the raised terrace which could be used as simple storage or be converted to a buyers desire.

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

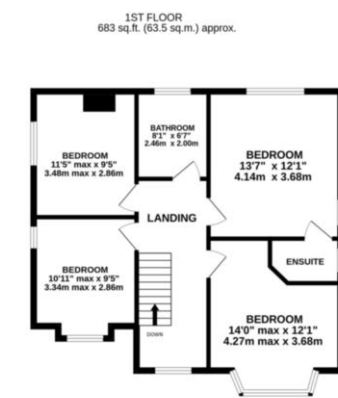
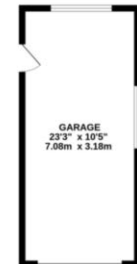
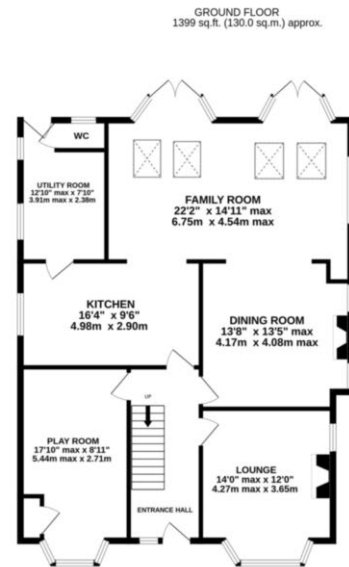
SAT NAV: WA4 5JA

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Tax Band G



TOTAL FLOOR AREA : 2394 sq.ft. (222.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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