



**GASCOIGNE
HALMAN**

15 ACTON AVENUE, APPLETON

THE AREAS LEADING ESTATE AGENT



15 ACTON AVENUE, APPLETON

An IMMACULATE semi detached property in a quiet CUL DE SAC location. Beautifully presented throughout, with OPEN PLAN living, UTILITY and downstairs WC, three BEDROOMS, family bathroom. Lovely GARDEN to the rear and DRIVEWAY parking.

Situated in a pleasant cul de sac location, this semi detached property has been updated and improved by the current owners and now provides a beautiful family home. Briefly comprising: entrance hall, a bright and spacious lounge, a second reception / family room which leads to a stunning open plan living area with velux windows offering plenty of natural light. Bi-fold doors open onto the rear garden. The kitchen is fitted with a gorgeous range of base and eye level units with integrated appliances A utility room and a storage garage complete the ground floor accommodation. To the first floor are three bedrooms (2 double, 1 single) and a family bathroom. Externally to the front of the property is a driveway providing off road parking whilst to the rear the garden is mainly laid to lawn and with a separate patio area. Early viewings come highly recommended.



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

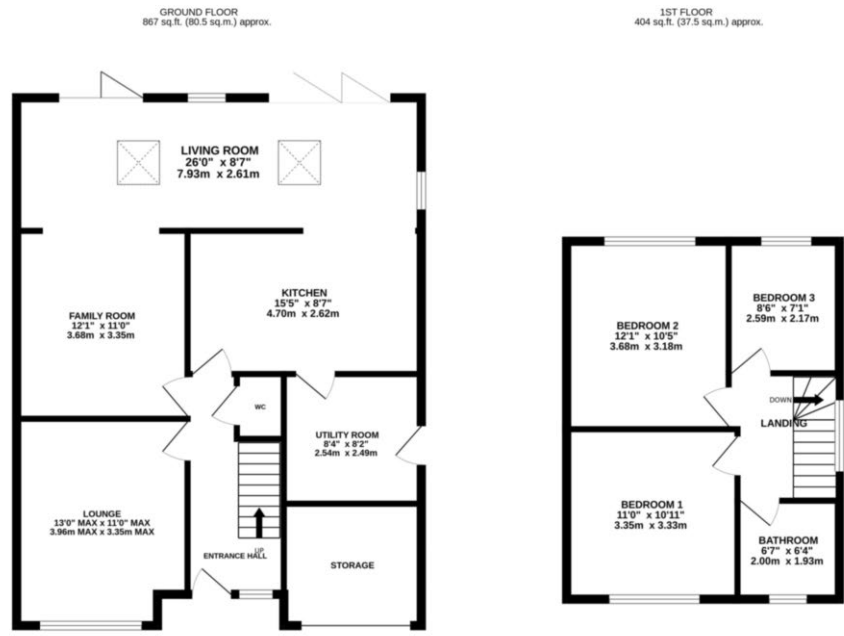
SAT NAV: WA4 5PS

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band D



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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