



**GASCOIGNE  
HALMAN**

110 PEWTERSPEAR GREEN ROAD, APPLETON

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THE AREAS LEADING ESTATE AGENT



## 110 PEWTERSPEAR GREEN ROAD, APPLETON

A spacious four bedroom end townhouse situated on an attractive tree-lined street in Appleton. With well presented accommodation over three floors, the property benefits from three bathrooms, downstairs WC and utility whilst an enclosed garden is to the rear and single garage behind.

In brief the internal accommodation comprises entrance hallway with downstairs WC, a good size kitchen/diner is fitted with a modern range of high gloss base and eye level units with integrated appliances including oven, hob, extractor, fridge freezer and dishwasher. A breakfast bar has space for seating whilst double doors lead to the conservatory overlooking the rear garden. A separate versatile reception room is to the front which could be used as a further sitting room or study. A utility room completes the ground floor.

To the first floor there is a large lounge with Juliette balcony to the rear whilst to the front is master suite with fitted wardrobes and a stunning en-suite.





To the second floor are three further bedrooms with the second bedroom having a dressing room and an en-suite shower room. A family bathroom completes the internal accommodation.

Externally the property is set back from the road behind a gated entrance and hedgerow whilst to the rear is a beautiful and easy to maintain garden with gate to the parking. A single garage with parking in front is to the rear.

#### LOCATION

Stockton Heath village boast 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

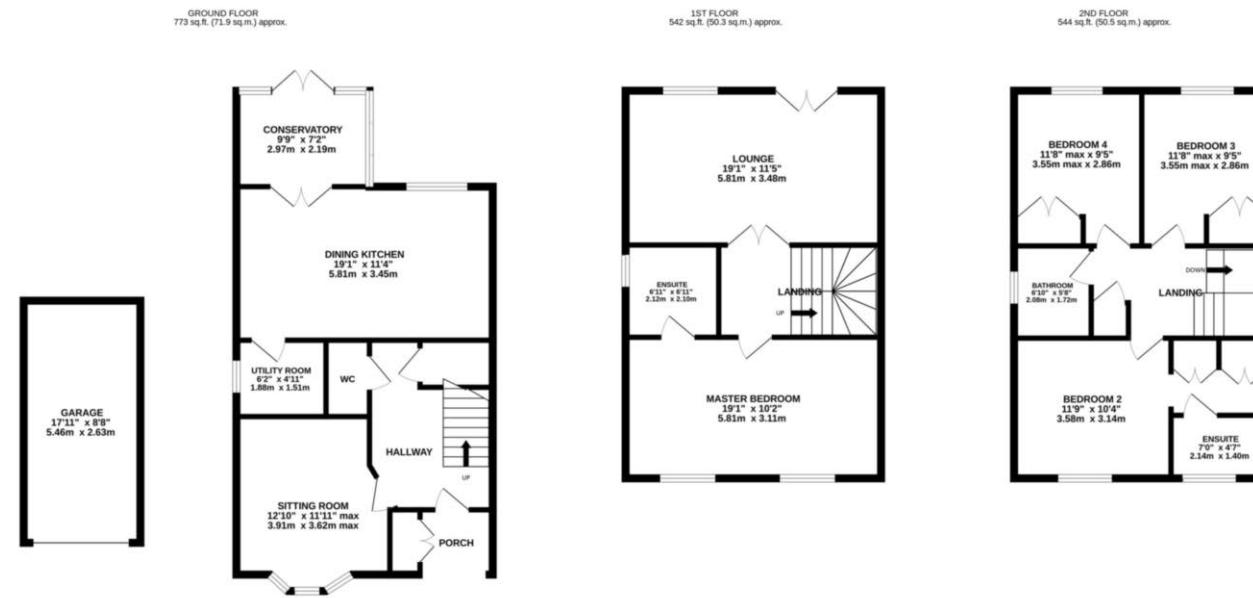
SAT NAV: WA4 5FR

#### TENURE

Freehold

#### LOCAL AUTHORITY

Warrington BC - Tax Band F



TOTAL FLOOR AREA: 1859 sq.ft. (172.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## STOCKTON HEATH OFFICE

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