



**GASCOIGNE
HALMAN**

24 PARKLAND CLOSE, APPLETON THORN

THE AREAS LEADING ESTATE AGENT



24 PARKLAND CLOSE, APPLETON THORN

Situated at the end of a cul-de-sac in Appleton Thorn is this five bedroom detached family home. Benefiting from two reception rooms along with an attractive rear garden and single garage, the property offers good sized accommodation and would be ideal for a wide range of buyers.

In brief the accommodation comprises entrance hallway with stairs rising to the first floor. The spacious lounge with feature log burning fireplace opens into the dining room with sliding doors to the rear garden. A kitchen/diner is fitted with a range of base and eye level cabinetry with integrated double oven and electric hob with extractor over. Two windows overlook the rear garden whilst an external door leads to the side access.





To the first floor there are five bedrooms and a bathroom with separate WC.

Externally the property benefits from a private rear garden, mainly laid to lawn with raised decking. To the front there is driveway parking along with a single garage.

LOCATION

Appleton Thorn is a lovely community with various facilities including primary school, children's play park, village hall and The Thorn Inn village pub. A short drive away, 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

SatNav: WA4 4RH

TENURE

Freehold

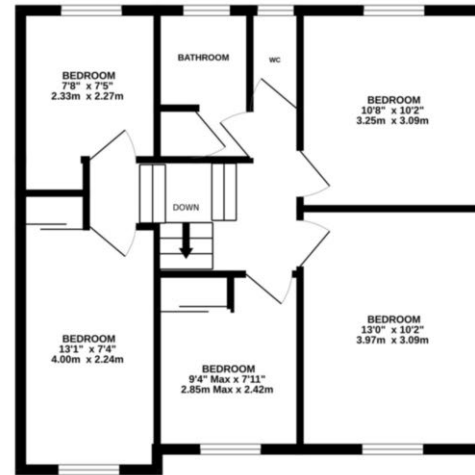
LOCAL AUTHORITY

Warrington BC - Council Tax Band E

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.

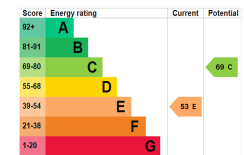


1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1237 sq.ft. (114.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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