



**GASCOIGNE
HALMAN**

34 ROSEMOOR GARDENS, APPLETON

THE AREAS LEADING ESTATE AGENT



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An extended five bedroom executive detached home situated on a most sought after road in Appleton. Measuring over 2500 sq ft in total, the property offers spacious accommodation over two floors and benefits from a double garage.

In brief the accommodation comprises entrance hallway with downstairs WC. The kitchen has been extended to incorporate dining space with bi-folding doors to the rear garden and has been fitted with a contemporary range of contrasting cabinetry and a full suite of integrated Neff appliances including two ovens, microwave, steamer, dishwasher and induction hob with rising extractor. With granite worktops and Quooker tap. Double doors open into the versatile dining room or second sitting room which has again been extended with patio doors to the garden. The separate lounge benefits from a log burner set within an attractive inglenook whilst a conservatory and large utility room complete the ground floor.





To the first floor there are five bedrooms, four of which are doubles with master en-suite shower room and a four piece family bathroom with built in TV.

Externally the property has driveway parking and double garage to the front whilst to the rear is an enclosed lawned garden. A further area to the side of the garage offers space for a vegetable patch, garden room or further enclosed off road parking by removing the front fence panel.

Various conveniences are throughout the home with electric blinds, Nest heating, Cat 6 cabling and Sky connections to most rooms making for an all round fantastic house on a great road.

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

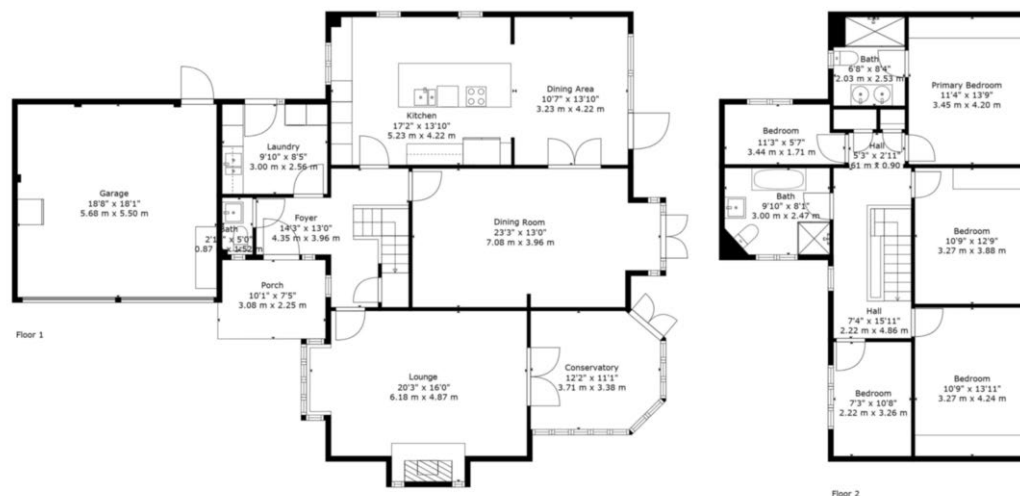
SATNAV: WA4 5RG

TENURE

Freehold

LOCAL AUTHORITY

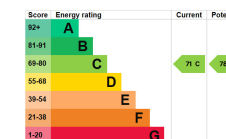
Warrington BC - Tax Band G



TOTAL: 2235 sq. ft, 207 m²
 FLOOR 1: 1337 sq. ft, 124 m², FLOOR 2: 898 sq. ft, 83 m²
 EXCLUDED AREAS: PORCH: 73 sq. ft, 7 m², GARAGE: 336 sq. ft, 31 m²
 Measurements Deemed Highly Reliable But Not Guaranteed.



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