



**GASCOIGNE
HALMAN**

84B ACKERS ROAD, STOCKTON HEATH,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



84B ACKERS ROAD, STOCKTON HEATH, WARRINGTON

A stunning barn conversion measuring over 2700 sq ft and set within a walled garden plot. With vaulted ceilings throughout the upper floor, this wonderful home comes with three large bedrooms accompanied by three en-suites.

In brief the property comprises an entrance reception dining hall with stairs to the first floor and downstairs WC. A sitting room has two sets of double doors to the front courtyard whilst a separate lounge overlooks the rear garden with double doors to the patio. A kitchen/diner is fitted with a solid wood range of cabinetry with integrated appliances and granite work surfaces extending to a lowered breakfasting space. An exposed brick chimney breast is a focal centrepiece of both the kitchen and lounge whilst double doors again lead to the rear garden and front courtyard. A utility room completes the ground floor.





To the first floor is a vaulted landing with ceiling skylights. The master bedroom suite comes complete with dressing room, two walk in wardrobes and a wet room en-suite with bath. Bedroom two includes an en-suite bathroom and three built in storage cupboards whilst bedroom three has an en-suite shower room.

Externally the property is set behind a walled frontage with electric gates leading to the front courtyard which provides ample parking and access to the garage. The garden is laid with artificial grass and patio dining areas span the width of the house.

A fantastic house where a viewing is a must to appreciate both the size and specification.

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 2EA

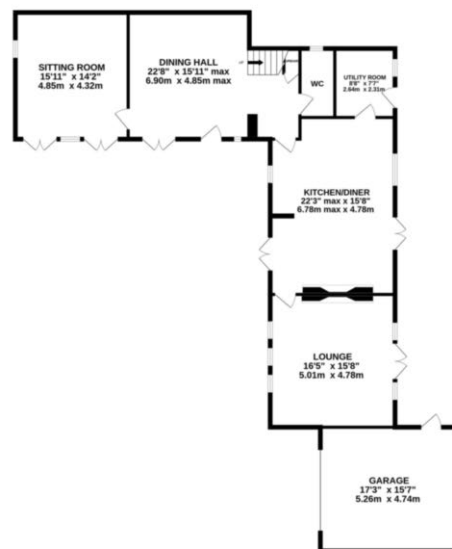
TENURE

Freehold

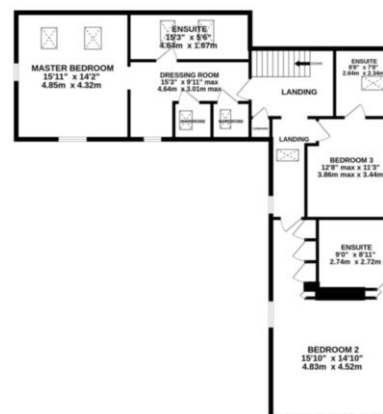
LOCAL AUTHORITY

Warrington BC - Council Tax Band F

GROUND FLOOR
1491 sq.ft. (138.5 sq.m.) approx.

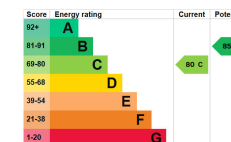


1ST FLOOR
1214 sq.ft. (112.8 sq.m.) approx.



TOTAL FLOOR AREA: 2705 sq.ft. (251.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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