



**GASCOIGNE
HALMAN**

16 WOODBRIDGE CLOSE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



16 WOODBRIDGE CLOSE, APPLETON, WARRINGTON

An outstanding detached family house with SUPERB, FLEXIBLE ACCOMMODATION spread over three floors. THREE RECEPTION ROOMS plus DINING KITCHEN served by separate UTILITY. FIVE BEDROOMS and three en suite bath/shower rooms plus family cloakrooms. Externally Driveway, Garage and gardens to the front and rear. SOLAR PANELS WITH TESLA POWER WALL and CHARGER. VIEWING IS ESSENTIAL TO APPRECIATE THE LOCATION, SIZE AND STANDARD OF ACCOMMODATION.

Situated in a small, sought after development this house has been tastefully and imaginatively updated over the years to provide superb family space. Features worthy of note include the two separate reception rooms complimented by large open plan dining kitchen open into the garden room which is flooded with natural light. There is also a utility room and access into the garage from the house. To the first floor four good bedrooms, two en suite and family cloakroom.





To the second floor fantastic light and airy family room/guest suite with shower room. Driveway, Garage and private gardens. The house also benefits from solar panels, state of the art Zappi charger and Tesla Power Wall with solar input charging.

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 5RD

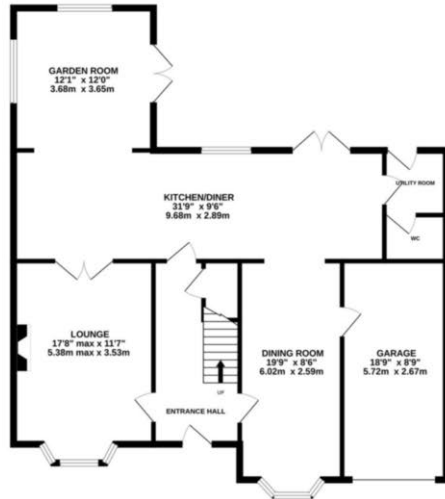
TENURE

Freehold

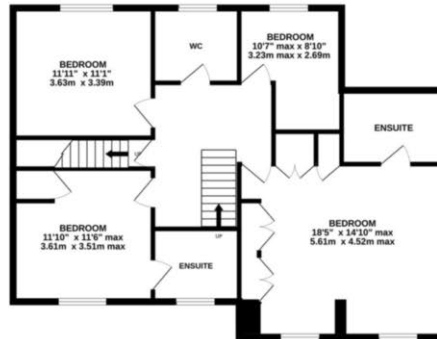
LOCAL AUTHORITY

Warrington BC - Tax Band G

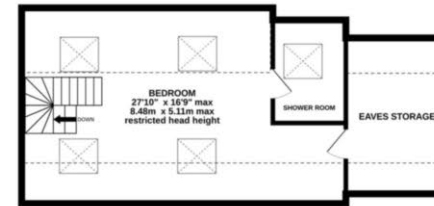
GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



2ND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 2632 sq.ft. (244.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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