



**GASCOIGNE
HALMAN**

7 HARTSWOOD CLOSE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



7 HARTSWOOD CLOSE, APPLETON, WARRINGTON

A beautiful four bedroom detached home situated in a quiet cul-de-sac with views over the pond opposite. The property has been extended to create a stunning open plan living space downstairs whilst upstairs offers larger than average bedrooms. Sat in a good sized garden plot with double garage, the house would make a perfect family home.

In brief the accommodation comprises entrance hallway with stairs leading to the first floor and understairs storage, useful study and downstairs WC. The reception areas of this wonderful home have been opened up to present a fantastic living and entertaining space with lounge, dining room and garden room opening into the breakfasting kitchen. Two sets of double doors plus bi-folding doors lead to the rear garden and patio. The kitchen has been fitted with a contemporary range of cabinetry with integrated appliances and a central island all with quartz work surfaces. A utility room completes the ground floor.





To the first floor there are four good-sized bedrooms with an en-suite master bedroom, extended guest bedroom with Juliette balcony plus family bathroom.

Externally the property benefits from driveway parking to the front with detached double garage with electrically operated doors. To the rear is a private lawned garden with large patio ideal for outside dining.

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 5QZ

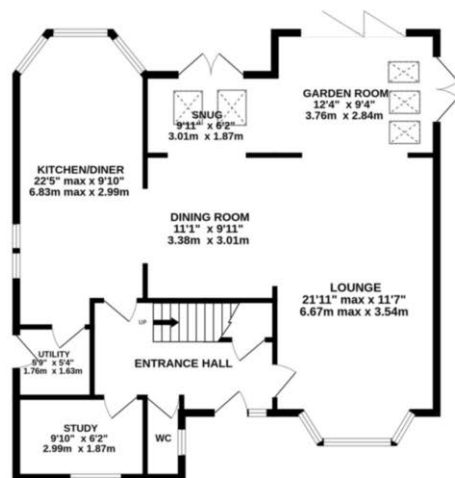
TENURE

Freehold

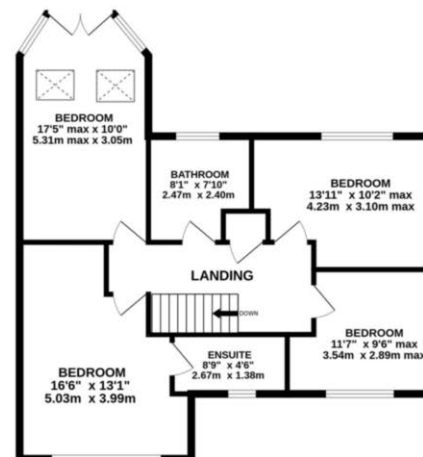
TAX

Warrington BC - Tax Band F

GROUND FLOOR
1250 sq.ft. (116.1 sq.m.) approx.

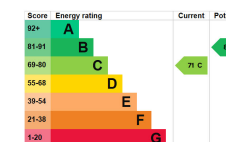


1ST FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 2028 sq.ft. (188.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, WA4 6NJ

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