



**GASCOIGNE
HALMAN**

24 PANGBOURNE CLOSE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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Situated on a fantastic corner plot in a popular residential location is this four bedroom detached family home. The property offers three reception rooms plus a dining kitchen and utility whilst externally there is ample driveway parking, double garage and surrounding gardens.

In brief the accommodation on offer comprises entrance hallway with downstairs WC. Glazed double doors lead to a good size dining room overlooking the rear garden. A further set of double doors then lead to the lounge. A vaulted ceiling and dual aspect windows to the front and rear make for a light and airy room complete with gas fire. The dining kitchen has a range of integrated appliances and a versatile dining or living space with double doors to the garden and stairs to the first floor. A utility room and study complete the ground floor.





To the first floor there are four bedrooms with family bathroom and master en-suite.

Externally the property has plenty of driveway parking to the front with double garage having electric roller doors and a workshop area. To the rear there is an enclosed lawned garden with mature borders, decked and patio areas and an attractive pond.

The property has recently been double glazed and is well decorated throughout. Sat on a good size plot means there is potential to extend subject to local planning and a viewing is highly recommended to appreciate all that is on offer.

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 5HJ

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band F



TOTAL FLOOR AREA: 1834 sq.ft. (170.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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