



**GASCOIGNE
HALMAN**

20 BARSHAW GARDENS, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



20 BARSHAW GARDENS, APPLETON, WARRINGTON

A four bedroom detached family home on one of Appleton's most sought after roads. With extended accommodation making a fantastic living and dining kitchen, the house also benefits from three bathrooms, study and double garage.

In brief the internal accommodation comprises entrance hallway with stairs rising to the first floor and understairs storage. Double doors lead to the good sized bay fronted lounge with double doors to the rear garden and a feature fireplace. The rear of the house has been extended to make a stunning dining and living kitchen with large windows bringing the greenery of the garden indoors whilst double doors lead to the patio. The kitchen has been fitted with a matching range of base and eye level cabinetry and granite worktops with large central breakfast bar island. A study, utility room and downstairs WC complete the ground floor.





To the first floor there are four bedrooms with fitted wardrobes, two en-suites and a family bathroom.

Externally the property has driveway parking to the front with double garage and electric garage door. To the rear of the property is an enclosed garden mainly laid to lawn with mature borders and patio area 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 5FA

TENURE

Freehold with Chief Rent - £14.00PA

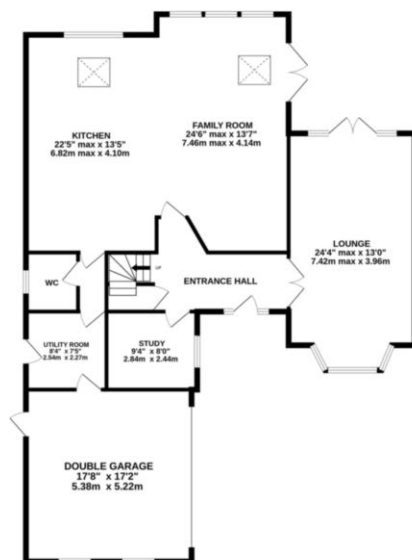
LOCAL AUTHORITY

Warrington BC - Council Tax Band G

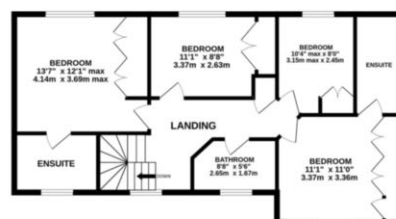
EPC RATING

Current - C

GROUND FLOOR
1539 sq.ft. (143.0 sq.m.) approx.

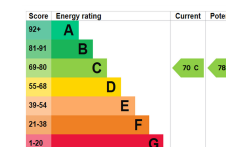


1ST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 2312 sq.ft. (214.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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