



**GASCOIGNE
HALMAN**

31 SANDY LANE, STOCKTON HEATH, WARRINGTON

THE AREAS LEADING ESTATE AGENT

A three bedroom semi detached property in need of some modernization but offering fantastic potential with planning permission already granted. Positioned on a beautiful garden plot a short walk from Stockton Heath village.

In brief the accommodation comprises entrance hallway with stairs leading to the first floor and understairs storage. Two separate reception rooms both with fireplaces plus a large conservatory to the rear accessed by sliding doors from the dining room and with double doors to the garden. A kitchen fitted with a range of base and eye level units, gas hob with extractor, electric oven and space for freestanding appliances.

To the first floor there are three bedrooms with the master having fitted wardrobes along with a fully tiled shower room with walk-in shower.

Externally the property has a long driveway and large, private front garden which is mainly laid to lawn. To the rear is an enclosed and

easy to maintain bistro garden.
Sold with no onward chain.

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 2AY

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band C

STOCKTON HEATH OFFICE

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