



**GASCOIGNE  
HALMAN**

28 BARSHAW GARDENS, APPLETON, WARRINGTON

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THE AREAS LEADING ESTATE AGENT





## 28 BARSHAW GARDENS, APPLETON, WARRINGTON

An extended detached family home forming part of a sought after development, conveniently located for schools, motorway networks and Stockton Heath village. This handsome property features five bedrooms, 2 bathrooms, spacious and versatile living areas and a double garage. Perfectly designed for modern family living.

The current owners have carefully extended and remodelled throughout creating a spacious family home offering over 2000 sq ft of accommodation. Briefly comprising, to the ground floor: a warm and welcoming entrance hall with Karndean flooring. A bright spacious formal reception room with feature log fireplace and newly installed bay windows over looking the front elevation.

The extension at the rear provides a fabulous open plan family room / dining kitchen for day to day living. With ample space for dining table and furniture, wall to wall bi-fold doors with direct access onto the beautifully lawned gardens perfect for the summer months. Electric velux windows and underfloor heating complement this impressive space.







The kitchen is both functional and stylish with marble work top surfaces, some integrated appliances and a Range style oven. A separate utility room houses the boiler and space for laundry facilities.

There are 2 further reception rooms, one with french doors onto the garden which would be a perfect office or playroom. and the other which is currently in use as a gym but could provide a dining room or indeed a guest bedroom. The downstairs WC competes the ground floor accommodation.

To the first floor are five excellent sized bedrooms. The master bedroom boasts fitted furniture and an en-suite bathroom fitted with a 4 piece suite. A further family bathroom serves the remaining four bedrooms.

Externally, the property sits on a generous plot, featuring beautifully maintained gardens predominantly laid to lawn and with established plants, shrubs and borders. A patio area provides the perfect space for outdoor entertaining, while the westerly facing garden enjoys the added benefit of privacy, overlooking picturesque woodland. To the front is driveway parking which leads to the double garage with up and over electric door, power and light.

This is a wonderful home for a growing family. Early viewings come highly recommended.

### 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

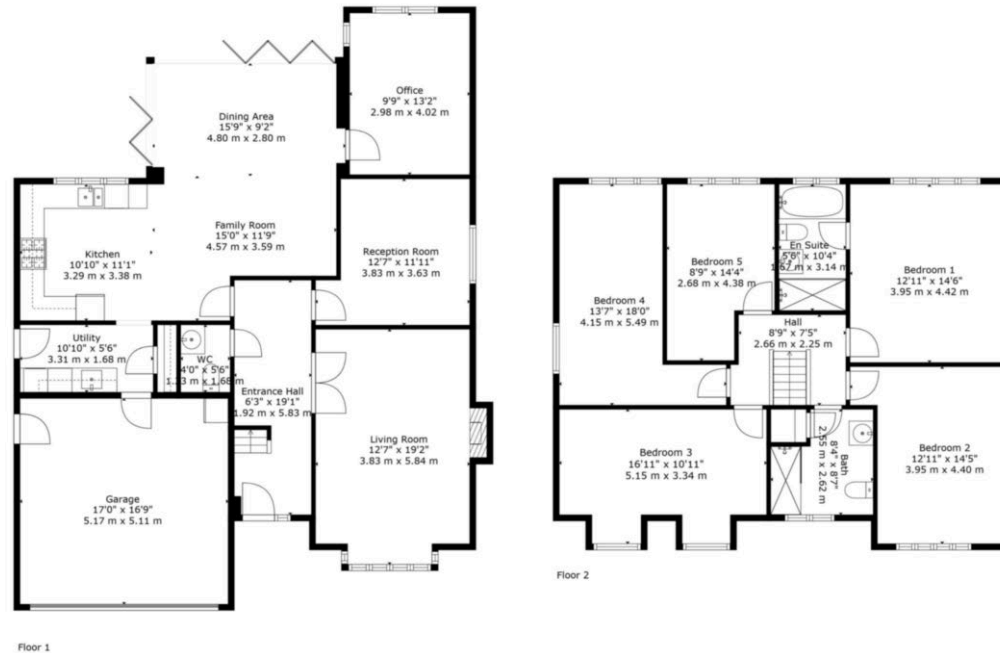
SATNAV: WA4 5FA

### TENURE

Freehold

### LOCAL AUTHORITY

Warrington BC - Council Tax Band F



**TOTAL: 2181 sq. ft, 203 m<sup>2</sup>**  
 FLOOR 1: 1150 sq. ft, 107 m<sup>2</sup>, FLOOR 2: 1031 sq. ft, 96 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 284 sq. ft, 26 m<sup>2</sup>, FIREPLACE: 7 sq. ft, 1 m<sup>2</sup>  
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## STOCKTON HEATH OFFICE

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