



**GASCOIGNE
HALMAN**

28 ST. ANNES AVENUE, GRAPPENHALL,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A fantastic four bedroom extended semi detached home situated between Stockton Heath and Grappenhall. With stunning open plan living kitchen, attractive garden and garage, this property needs to be seen to be appreciated.

In brief the accommodation comprises entrance porch and hallway with stairs to the first floor. The kitchen has been extended and knocked through to create a fantastic open plan space ideal for family life and entertaining. A fully fitted kitchen with a host of integrated appliances and breakfast bar is coupled with the dining room and living area which with alcove cabinetry and log burner. Double doors lead to the rear garden. A separate formal lounge with bay window is to the front of the house whilst a utility and downstairs WC complete the ground floor.





To the first floor there are four bedrooms along with a family bathroom with bath and separate shower.

Externally the property has off road driveway parking along with a garage to the front whilst to the rear is a lawned garden with raised decking 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

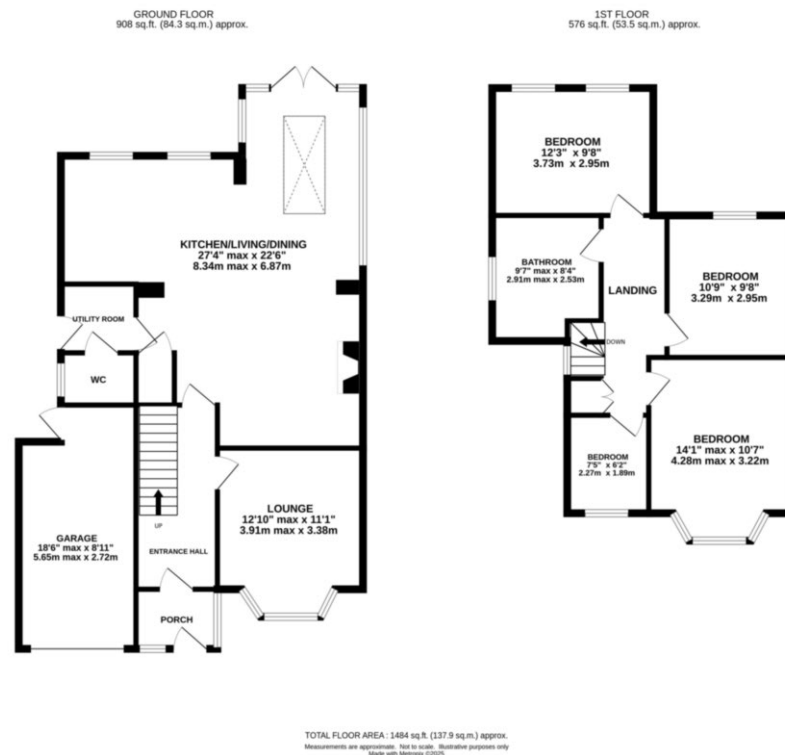
SATNAV: WA4 2PL

TENURE

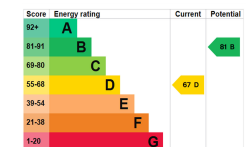
Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band C



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