



**GASCOIGNE  
HALMAN**

47 EAST AVENUE, STOCKTON HEATH, WARRINGTON

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THE AREAS LEADING ESTATE AGENT

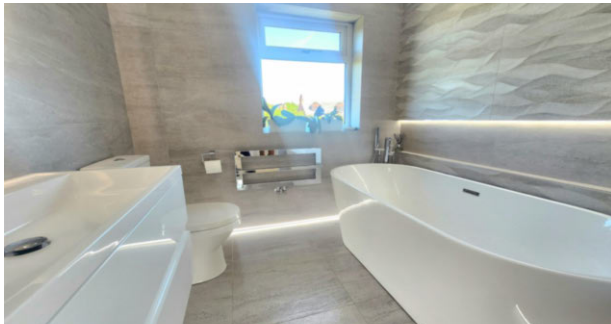


## 47 EAST AVENUE, STOCKTON HEATH, WARRINGTON

A stone's throw from Stockton Heath village with all its amenities, yet with open aspect green views to the front and a lovely rear garden, this three bedroom semi detached home comes with planning permission to be extended to the rear and immaculate accommodation throughout. With driveway parking and two garden rooms, this house must be viewed to be appreciated.

In brief the property comprises a large open plan lounge and dining room with stairs rising to the first floor, understairs storage and double doors to the rear garden. The high specification of fittings on offer include a gas living flame fire, quartz feature wall and solid oak flooring. A great room for entertaining guests which opens into the kitchen. The kitchen is fitted with a range of high gloss base and eye level cabinetry with gas hob, extractor fan hood and integrated oven.





To the first floor there are three bedrooms and a stunning bathroom with free standing bath, subtle lighting and underfloor heating.

Externally, the property boasts off road driveway parking to the front whilst to the rear there is a sunny lawned garden with patio and raised decking. A fully kitted out studio has power and lighting making an ideal workspace whilst a timber garden room come workshop offers either a versatile storage area or a potential gym, bar or further office suite.

Being so close to Stockton Heath yet at the quiet end of East Avenue makes this a fantastic property with the added bonus of planning permission offering amazing potential.

## 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 2BA

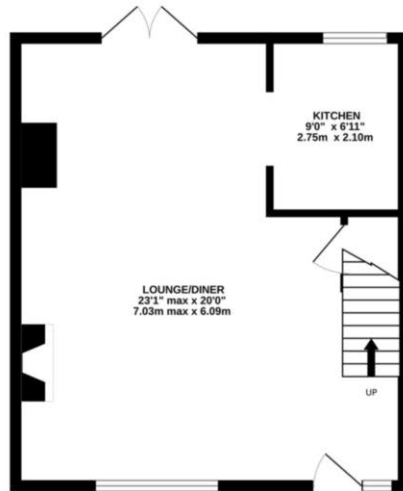
## TENURE

Freehold

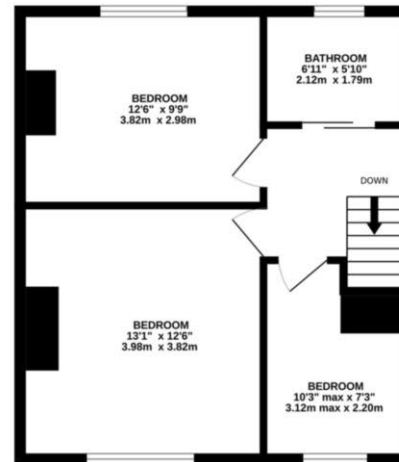
## LOCAL AUTHORITY

Warrington BC - Council Tax Band C

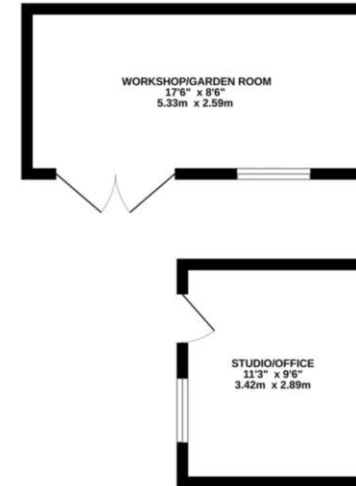
GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.

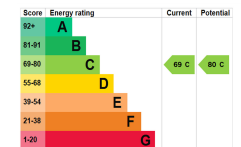


OUTSIDE  
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## STOCKTON HEATH OFFICE

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