



**GASCOIGNE
HALMAN**

8 LYNTON GARDENS, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A beautifully presented detached bungalow situated in a quiet cul-de-sac with lovely green frontage and rear garden. Benefiting from driveway parking and a single garage, the bungalow is ready to move into and offers versatile living with an attractive sun room and large entrance vestibule.

In brief the accommodation comprises two double bedrooms with modern shower room. A large living room with three windows flooding the room with natural light and overlooking the surrounding gardens. The kitchen is fitted with a range of shaker style base and eye level cabinetry with square edge work surfaces and a brick tiled splashback. A separate sun room links the kitchen and garage and provides a versatile reception area with double doors to the rear garden.





Externally the property is set back in the cul-de-sac behind a green with good size front garden and driveway with single garage. To the rear is a private good sized garden not overlooked with mature hedged borders. A patio gives space 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 5ED

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Tax Band E

Approximate Gross Internal Floor Area = 127.9 sq m / 1377 sq ft

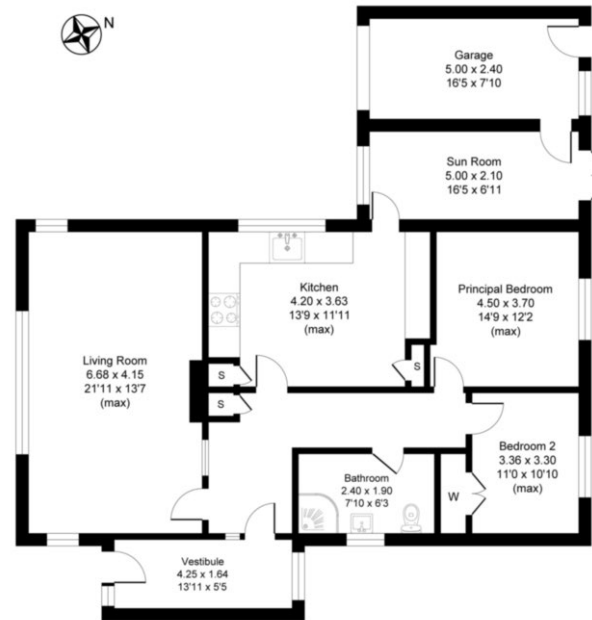
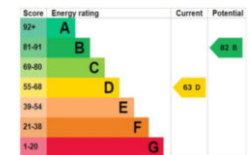


Illustration for identification purposes only, measurements are approximate, not to scale.

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