



**GASCOIGNE
HALMAN**

19 TRESHAM DRIVE, GRAPPENHALL HEYS

THE AREAS LEADING ESTATE AGENT



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STUNNING EXTENDED AND FULLY RENOVATED three storey DETACHED PROPERTY situated at the end of a CUL-DE-SAC on the edge of the DESIRABLE GRAPPENHALL HEYS DEVELOPMENT. Property comprises just under 2900sq ft offering extensive accommodation throughout. WITH SIX BEDROOMS, four bath/shower rooms and STUNNING open plan family dining kitchen. Private enclosed rear garden and integral GARAGE.



Having undergone extensive refurbishment by the current owners this spectacular property has been extended to provide fabulous family accommodation throughout. Arranged over three floors the property is approached over a block paved driveway providing ample off road parking. From the entrance hall, downstairs WC, dining room to the front with bay fronted window, stunning open plan family living dining with 'Smithfields' kitchen and under floor heating. Three sets of Bi-folding doors opening out onto the rear garden from the separate family room and the family kitchen.



To the first floor four bedrooms with dressing area and en-suite to the master bedroom, en-suite to bedroom two and then a family bathroom. To the second floor there are two bedrooms, study landing and a shower room. Lawned garden to the rear with fenced boundary, trees and shrubs. Integral garage.

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

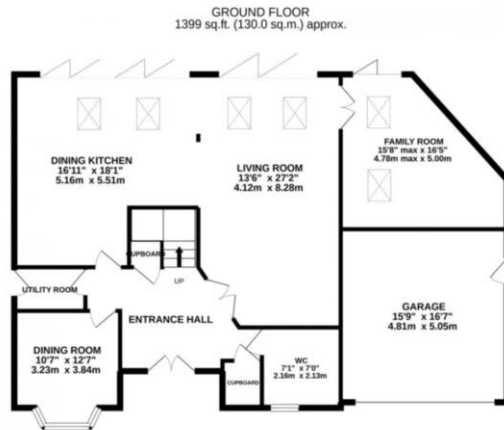
SATNAV: WA4 3DU

TENURE

Freehold

LOCAL AUTHORITY

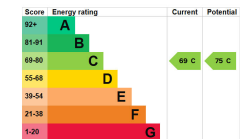
Warrington BC - Tax Band G



TOTAL FLOOR AREA : 2856 sq.ft. (265.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, WA4 6NJ

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