



**GASCOIGNE
HALMAN**

8A HILLCLIFFE ROAD, WALTON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A stunning, newly built, five bedroom detached house measuring over 2800 sq ft. With immaculate accommodation throughout and a high specification of fittings, the house benefits from four bathrooms, double garaging, ample driveway parking and an attractive rear garden.

Situated conveniently for Stockton Heath and Warrington, this wonderful home in brief comprises entrance hallway with stairs to the first floor. A bespoke fully integrated Smithfields kitchen with Siemens appliances, kettle tap, wine fridge and a 2.75m island with quartz worktops and induction hob. Bi-folding doors from the dining area lead to the rear patio and garden. A separate living room has further bi-folding doors and remote operated fire giving a comfortable space away from the family kitchen. An office, utility/plant room and DWC complete the ground floor which is fully underfloor heated.





To the first floor there are five bedrooms with vaulted ceilings service by four highly specified bathrooms. The master bedroom has a fantastic balcony overlooking the rear garden along with a walk in wardrobe space.

Externally, the property has driveway parking for several cars along with a double garage. To the rear is an attractive garden, laid to lawn with patio 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

SATNAV: WA4 6NX

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Tax Band G



TOTAL: 2493 sq. ft, 231 m2
FLOOR 1: 1135 sq. ft, 105 m2, FLOOR 2: 1358 sq. ft, 126 m2
EXCLUDED AREAS: GARAGE: 314 sq. ft, 29 m2, FIREPLACE: 11 sq. ft, 1 m2, BALCONY: 82 sq. ft, 8 m2,
STORAGE: 9 sq. ft, 1 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed

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