



**GASCOIGNE  
HALMAN**

33 LYON'S LANE, APPLETON, WARRINGTON

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THE AREAS LEADING ESTATE AGENT





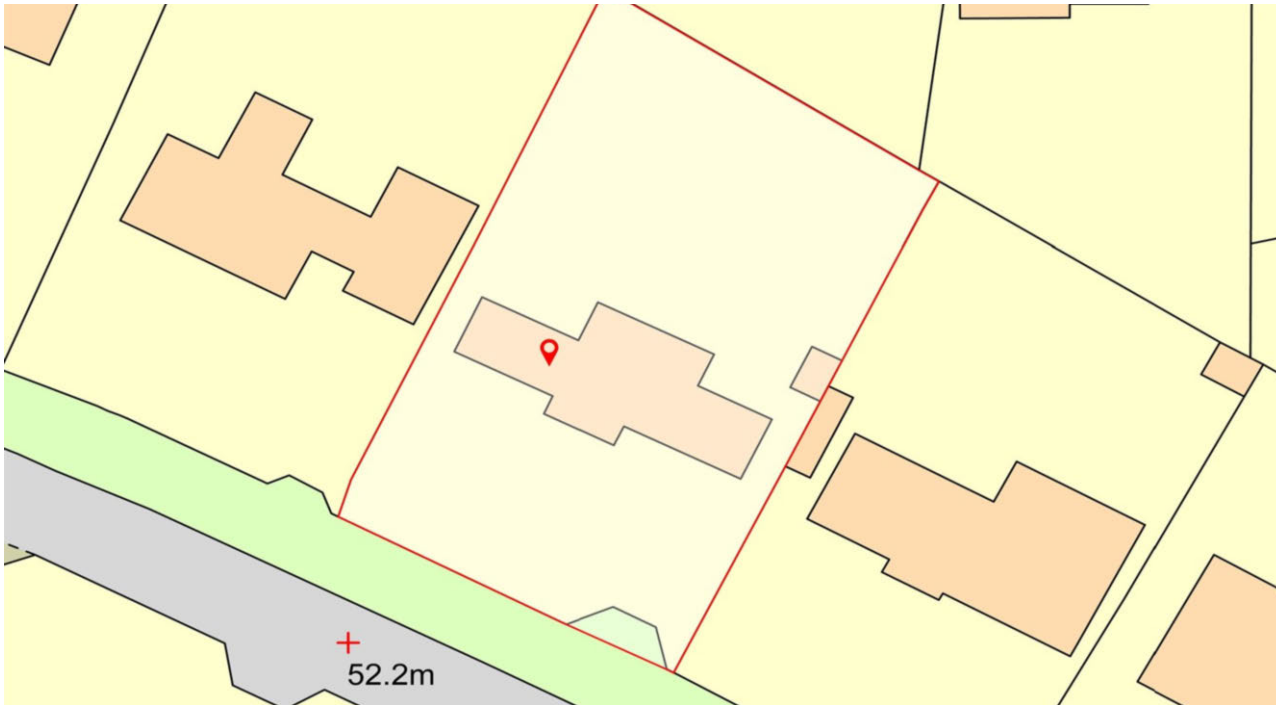
## 33 LYON'S LANE, APPLETON, WARRINGTON

Set in one of the areas best locations on Lyons Lane and standing on a freehold plot measuring just under a 1/3 acre is this five bedroom detached house requiring full redevelopment. Positioned in the middle of this garden plot, the property offers a fantastic opportunity to extend, rebuild or modernize (subject to planning) like so many houses have done before on this prestigious, tree lined road.

The current property in brief comprises entrance hallway and downstairs WC. Two large reception rooms plus study. A kitchen and breakfast room along with utility room.







To the first floor there are five bedrooms and a family bathroom. With driveway parking, double garage and extensive gardens to both the front and rear. This is an opportunity not to be missed and is sold with no onward chain.

### 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 5JH

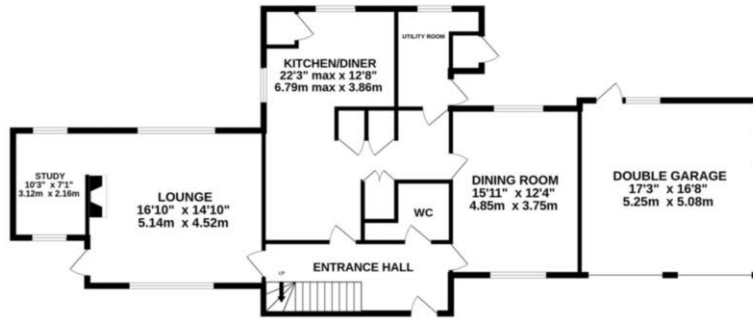
### TENURE

Freehold

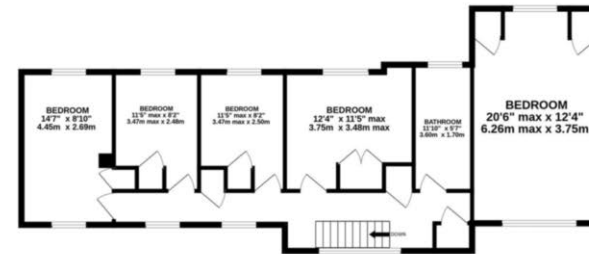
### LOCAL AUTHORITY

Warrington BC - Council Tax Band F

GROUND FLOOR  
1338 sq.ft. (124.3 sq.m.) approx.

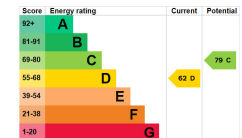


1ST FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA : 2268 sq.ft. (210.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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