



**GASCOIGNE  
HALMAN**

16 FRANCIS ROAD, STOCKTON HEATH,  
WARRINGTON

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THE AREAS LEADING ESTATE AGENT





## 16 FRANCIS ROAD, STOCKTON HEATH, WARRINGTON

A fantastic five bedroom detached family home situated a stone's throw from Stockton Heath village and benefiting from a beautiful and private rear garden along with two driveways. Immaculately presented throughout, the property offers spacious accommodation over two floors with modern kitchen and bathroom, master en-suite, utility room and downstairs WC.

In brief the accommodation on offer comprises entrance hallway with stairs rising to the first floor and understairs storage. Two bay fronted reception rooms are currently laid out as lounge and dining room whilst a living kitchen spans the rear of the house overlooking the attractive garden behind. The kitchen is fitted with a contemporary range of cabinetry with quartz work surfaces, breakfast bar island and integrated appliances including fridge freezer, dishwasher, induction hob with extractor, oven, microwave and warming drawer. Double doors lead from the living area out onto the rear patio. A utility room and downstairs WC complete the ground floor.







To the first floor is a large landing area with five bedrooms and a stunning family bathroom which is fitted with a walk-in shower and freestanding bath. The master bedroom also benefits from an en-suite bathroom.

Externally there are two gated and brick paved driveways providing off road parking along with a single garage to the front whilst to the rear is an enclosed garden which is laid to lawn with mature hedgerow surrounding. Patio areas provide space for outside dining and entertaining.

### 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 6EB

### TENURE

Freehold

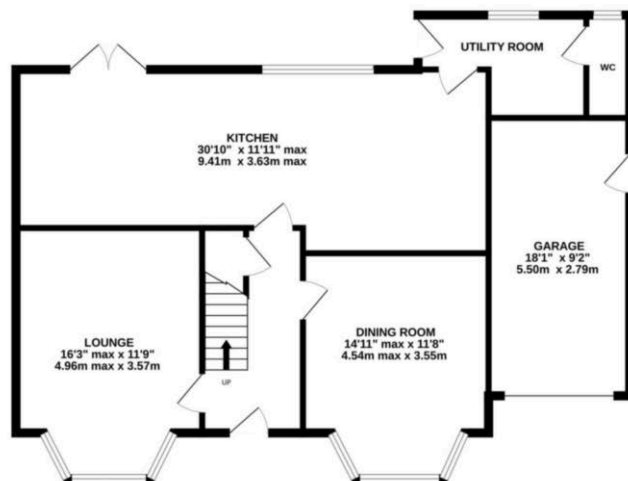
### LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band F

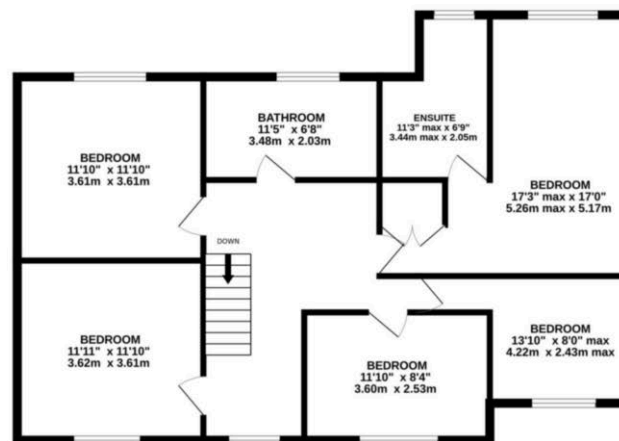
### EPC RATING

Current - C

GROUND FLOOR  
1008 sq.ft. (93.7 sq.m.) approx.

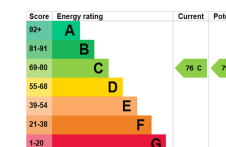


1ST FLOOR  
973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA : 1982 sq.ft. (184.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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