



**GASCOIGNE
HALMAN**

9 SHILLINGFORD CLOSE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A four bedroom extended detached home situated in a quiet cul-de-sac in Appleton. Offering three reception rooms, en-suite master bedroom, downstairs WC and single garage along with a lovely rear garden.

In brief the accommodation comprises entrance hallway with stairs to the first floor and downstairs WC. A bay fronted lounge with attractive fire and surround with door to dining room. The dining room is laid with hard flooring and opens into a vaulted extension which offers a light and airy sitting room bringing the greenery of the garden inside with the surrounding windows. Double doors lead to the rear garden. The kitchen is fitted with a matching range of wall and base units providing ample storage space with integrated appliances including double oven with gas hob and extractor, fridge freezer and full-size dishwasher. A breakfast bar gives space for dining whilst a door leads to the side of the property.





To the first floor there are four bedrooms, all with fitted cabinetry with a master en-suite shower room along with the family bathroom with further shower over the bath.

Externally the property benefits from driveway parking to the front and single garage with power and water. To the rear is a lawned garden with patio.

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 5QB

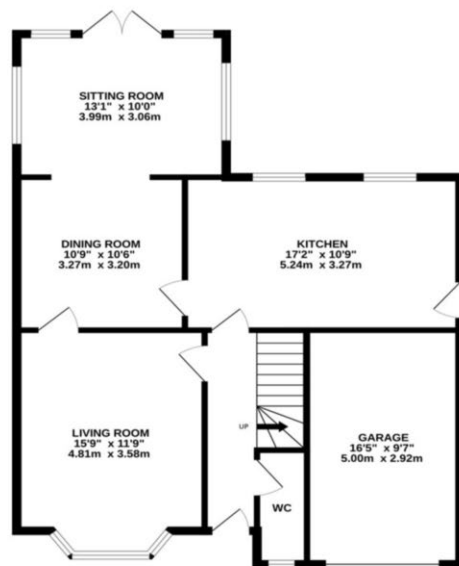
TENURE

Freehold

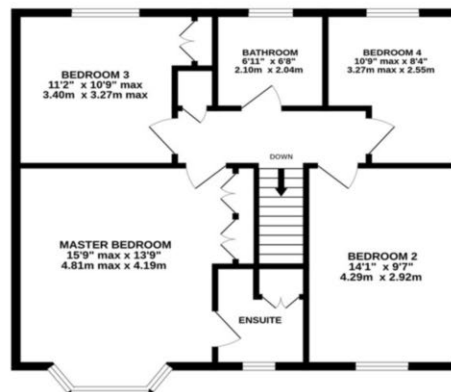
LOCAL AUTHORITY

Warrington BC - Tax Band F

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1556 sq.ft. (144.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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