



**GASCOIGNE  
HALMAN**

1 RUSSET AVENUE, APPLETON, WARRINGTON

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THE AREAS LEADING ESTATE AGENT





## 1 RUSSET AVENUE, APPLETON, WARRINGTON

This beautifully presented and contemporary detached house is the perfect family home that features four generous bedrooms, premium interior decor, and ample outdoor space complete with direct access to the garage. Ideally situated within a peaceful cul-de-sac in Appleton, the property benefits from close proximity to highly regarded schools, local amenities, and excellent commuter connections via major motorways.

The property comprises of a generously proportioned entrance hall that seamlessly transitions into a contemporary and stylish kitchen and dining area. The kitchen is equipped with an extensive selection of gloss white cabinets and modern appliances, including an integrated fridge/freezer. Double patio doors provide access to the garden's patio space, while a separate utility room offers additional room for a washing machine and tumble dryer, along with convenient rear access.





## DESCRIPTION

The spacious and well-appointed living room benefits from patio doors that open to the garden's patio area. Additionally, the ground floor comprises a sizable study and a separate downstairs WC, enhancing practicality and comfort.

Upstairs, the property offers four generously sized bedrooms, all fitted with built-in wardrobes. The master bedroom features an en-suite shower, and a well-appointed family bathroom completes the first-floor layout.

Externally, the garden includes a patio area shaded by a metal framed pergola, a spacious lawned garden, and access to the garage via patio doors. The garage has been converted into a versatile media room with a dedicated gym area, while a single garage door at the front provides access to off-road driveway parking.

The property is offered for sale 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

SAT NAV: WA4 5RR

## TENURE

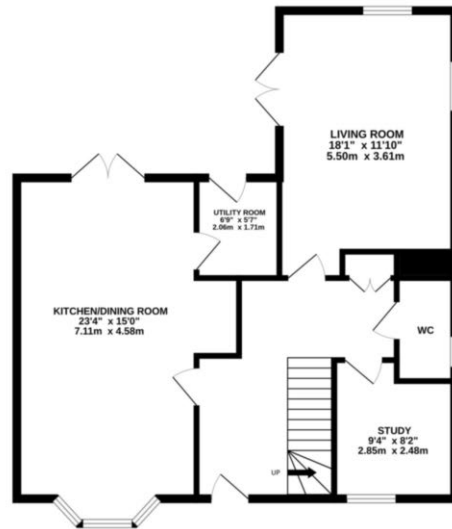
Freehold

## LOCAL AUTHORITY

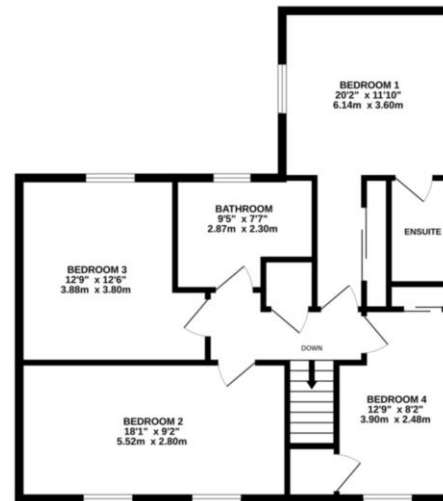
Warrington Borough Council - Council Tax Band F



GROUND FLOOR  
777 sq.ft. (72.2 sq.m.) approx.

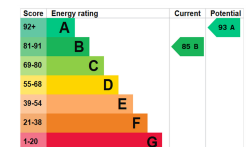


1ST FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 1551 sq.ft. (144.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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