



**GASCOIGNE
HALMAN**

79 FAIRFIELD ROAD, STOCKTON HEATH,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



79 FAIRFIELD ROAD, STOCKTON HEATH, WARRINGTON

A beautifully presented four-bedroom semi-detached home arranged over three floors, offering spacious and versatile family living with open views to the front. The property has been thoughtfully modernized throughout, blending character with contemporary finishes and is located conveniently for Stockton Heath village and local schooling.

In brief, the accommodation comprises an inviting entrance hallway with stairs rising to the first floor, understairs storage and access to a bay-fronted lounge. To the rear, a generous open-plan kitchen and dining room provides the perfect family and entertaining space, fitted with a stylish range of units and work surfaces, with ample room for a dining table and doors opening out to the garden from both the kitchen and dining room. A downstairs WC completes the ground floor.





DESCRIPTION

Over the upper two floors, there are four bedrooms, including a particularly spacious principal bedroom, together with a versatile study/box room. The accommodation is served by a modern four-piece bathroom, finished with quality tiling, separate bath with shower over, walk-in shower and contemporary suite.

Externally, the property enjoys a gated frontage with low-maintenance garden and mature planting, while to the rear is an enclosed garden offering excellent potential for outdoor seating and family use with access to the single garage. The property also benefits from lovely open views to the front.

This home is ideally suited to families looking for space, style and convenience, located close to local schools, transport links and amenities.

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 2UX

TENURE

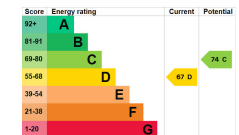
Leasehold - 1000 years from 1 November 1904

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band E



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