



**GASCOIGNE
HALMAN**

9 LITTLECOTE GARDENS, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT

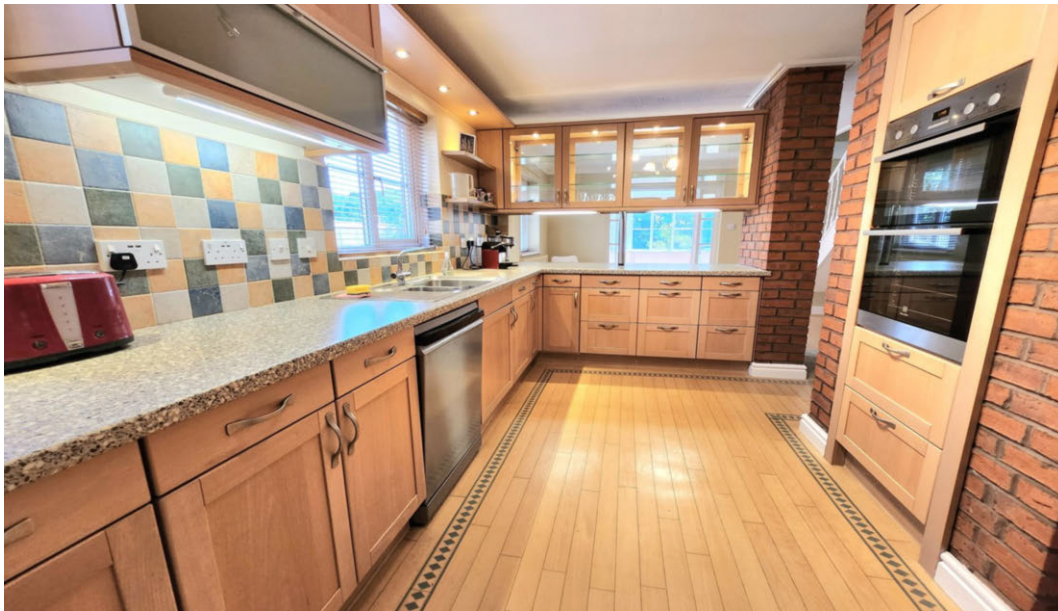


9 LITTLECOTE GARDENS, APPLETON, WARRINGTON

A spacious four-bedroom detached family home, tucked away at the end of a quiet private driveway, offering extended accommodation with four reception rooms, three bathrooms, a conservatory, and a double garage.

The ground floor opens with a welcoming entrance hallway, downstairs WC and cloaks. Double doors lead into the dining room, which in turn flows into a vaulted-ceiling lounge with feature fireplace and adjoining conservatory. The kitchen/diner is fitted with a range of matching base and eye-level units and integrated appliances, including a double oven and gas hob with extractor over. From here, double doors open into an extended family room with direct garden access. A study and a utility room with internal access to the garage complete the ground floor.

Upstairs, there are four well-proportioned bedrooms, two of which benefit from en-suite shower rooms and fitted wardrobes, along with a family bathroom featuring both bath and separate shower.





Externally, the property sits within a generous plot with ample driveway parking, a double garage, and a private enclosed rear garden laid mainly to lawn with a patio seating area, ideal for outdoor dining.

Offered with no onward chain, this superb property is a fantastic opportunity for family buyers looking to upsize into a versatile and well-appointed home.

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

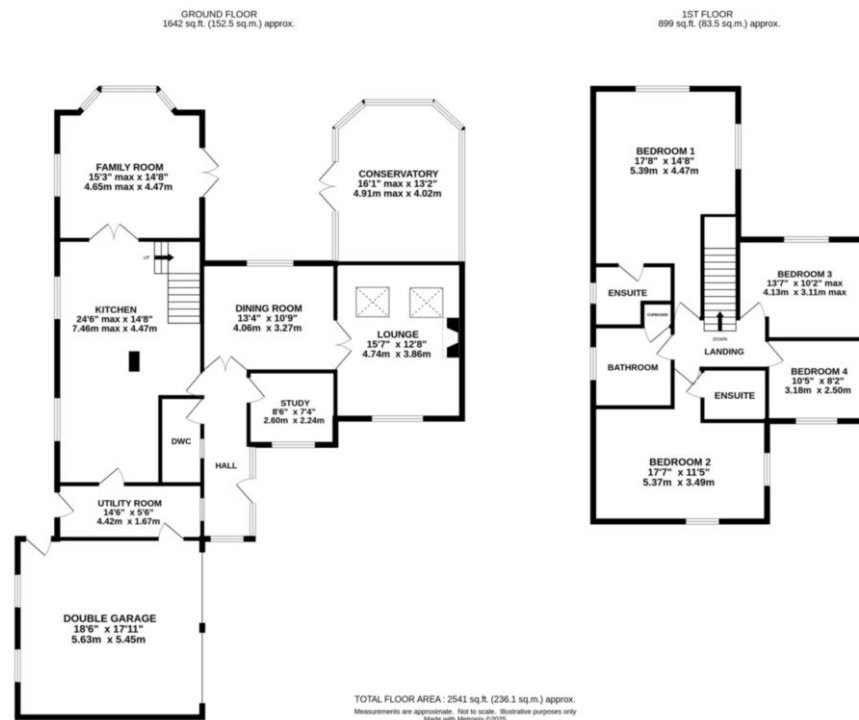
SatNav: WA4 5DL

TENURE

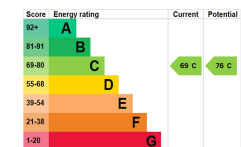
Freehold

LOCAL AUTHORITY

Warrington BC - Tax Band F



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