



**GASCOIGNE
HALMAN**

18 IRWELL ROAD, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A beautifully presented three-bedroom semi-detached home, ideally located within easy reach of both Warrington and Stockton Heath, and just a mile from Bank Quay Train Station providing excellent national rail links. Finished to a high specification throughout, the property also benefits from a versatile garden room, perfect for home working or leisure use.

The accommodation briefly comprises an entrance hallway with solid oak flooring that continues throughout the ground floor. To the front, the lounge features a bay window overlooking the garden and a charming log burner. A separate dining room opens into the kitchen and has double patio doors leading to the side garden.





The kitchen is fitted with a modern range of cabinetry and quartz work surfaces, complemented by a range of integrated appliances including a fridge/freezer, dishwasher, oven with integrated air fryer, microwave, induction hob, and Quooker boiling water tap. Double doors lead through to the conservatory and out to the rear garden, while a utility room with WC completes the ground floor.

To the first floor there are three bedrooms, two of which feature fitted wardrobes. The recently refitted bathroom is fully tiled and includes an undersink storage cabinet.

Externally, the property offers driveway parking for two vehicles and an electric car charging point. The side garden provides an enclosed seating area, while the rear garden is low-maintenance and laid to patio. The impressive garden room, complete with power and internet connection, offers additional flexible space ideal for a home office, gym, or studio.

A wonderful home that combines modern comfort with a convenient location - perfect for a growing family.

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

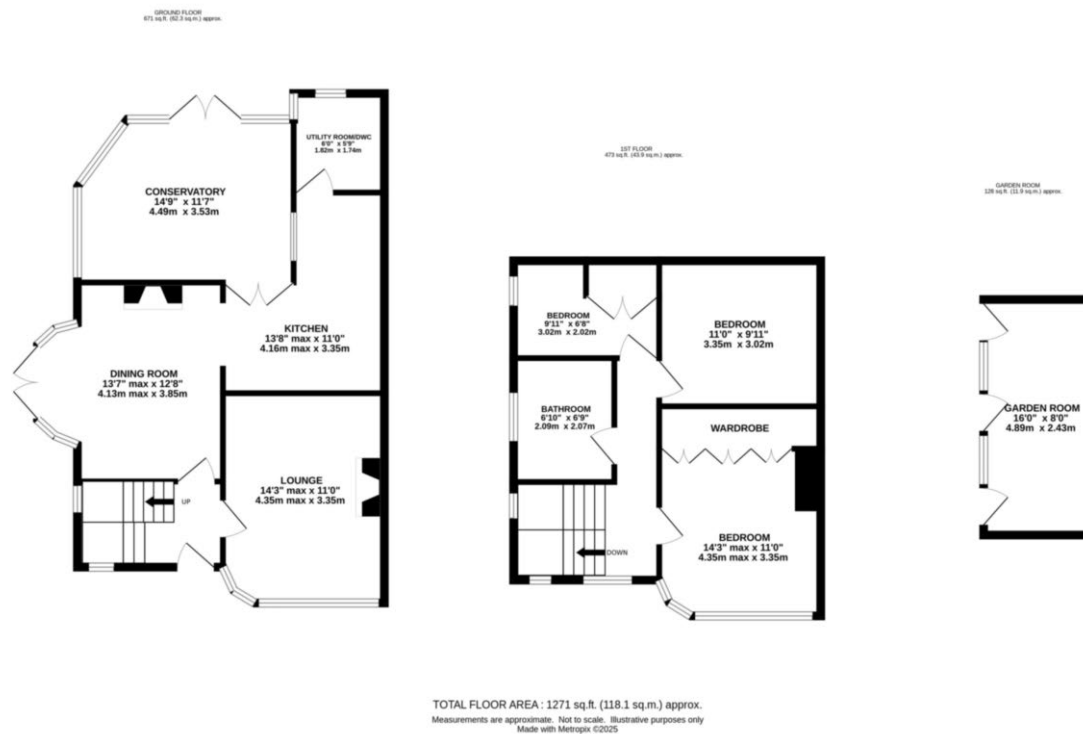
SatNav: WA4 6AX

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band C



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STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, WA4 6NJ

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