



**GASCOIGNE
HALMAN**

11 MENTMORE GARDENS, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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An impressive five double bedroom executive detached family home, positioned on a highly sought-after road and set behind electric gates. The property offers exceptionally well-presented and versatile accommodation throughout, perfectly suited to a growing family seeking space, comfort, and a superb location.

The accommodation briefly comprises a welcoming entrance hallway with stairs to the first floor and double doors opening to a study/home office. A sitting room with a log burner provides a cosy retreat, while to the rear of the property lies the heart of the home - a stunning open-plan family dining kitchen.





The kitchen is fitted with a high-quality range of contemporary cabinetry, complemented by quartz work surfaces, integrated appliances, and a central breakfast island. Double doors open directly onto the rear garden, creating a seamless flow for entertaining. The kitchen opens into a light and spacious family room, which enjoys garden views and provides a superb setting for everyday living and entertaining. A separate snug offers additional versatility, ideal as a playroom or second sitting area.

A utility room with access to the double garage and a downstairs WC complete the ground floor.

To the first floor, there are five generous double bedrooms, all beautifully presented, along with two stylish bathrooms, including a luxurious master en-suite.

Externally, the property features a gated driveway providing ample off-road parking and access to a double garage. To the rear, there is a private lawned garden with a large patio area, perfect for outdoor dining and entertaining.

This exceptional home combines elegant design, spacious family accommodation, and a highly desirable setting - a perfect choice for those seeking executive living in a prestigious location.

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 3HF

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band G

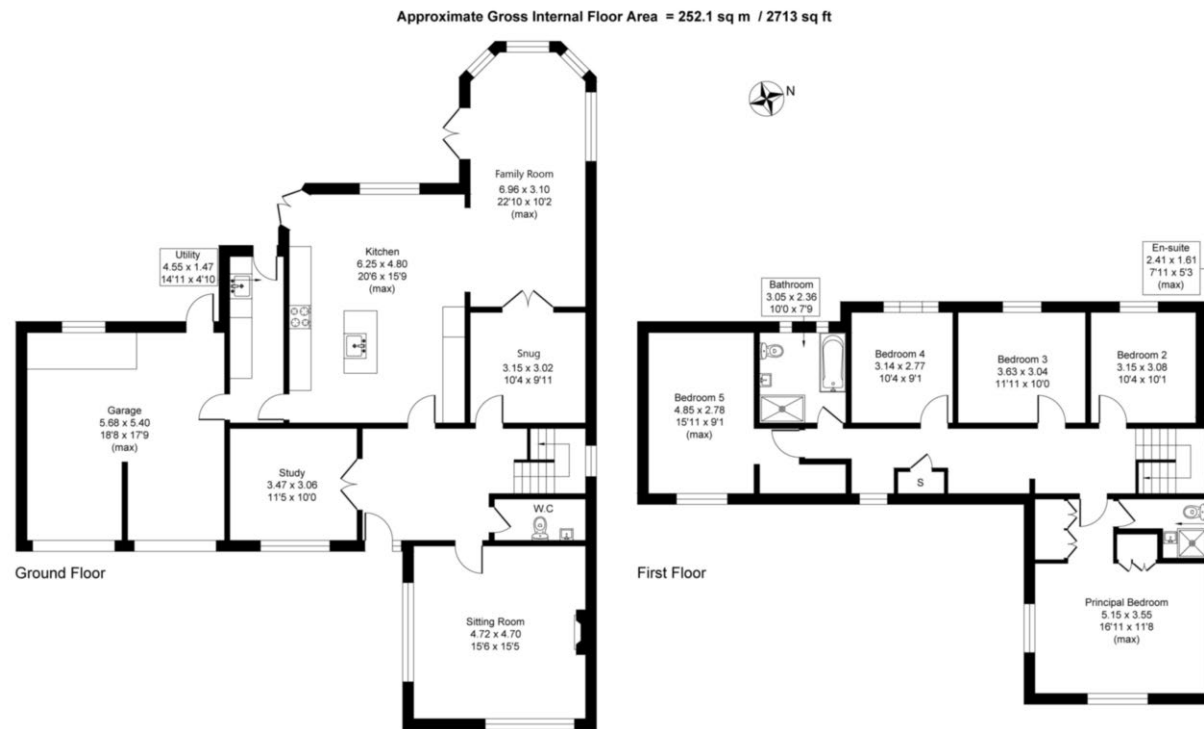


Illustration for identification purposes only, measurements are approximate, not to scale.

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