



**GASCOIGNE
HALMAN**

22 TEDDINGTON CLOSE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



22 TEDDINGTON CLOSE, APPLETON, WARRINGTON

A spacious four-bedroom extended detached home tucked away in a quiet cul-de-sac, offering three reception rooms, two bathrooms, and a single garage. Offered for sale with no onward chain.

To the first floor, there are four well-proportioned bedrooms, three of which have fitted wardrobes plus the master bedroom having an en-suite shower room. The family bathroom is fitted with a walk-in shower and a separate bath.

Externally, the property features driveway parking and a lawned front garden. The rear garden is of good size, offering excellent privacy and a paved patio area ideal for outdoor entertaining.

Offered with no onward chain.





In brief, the accommodation comprises an entrance hallway with a downstairs WC, a bright lounge featuring a bay window and a focal-point fireplace, and a separate dining room that opens into a generous family room extension. The family room provides ample space for both living and dining, with sliding doors leading out to the rear garden.

The kitchen is fitted with matching base and eye-level units and includes an integrated double oven. A door from the kitchen gives access to the garage and also benefits from an additional door to the rear garden.

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

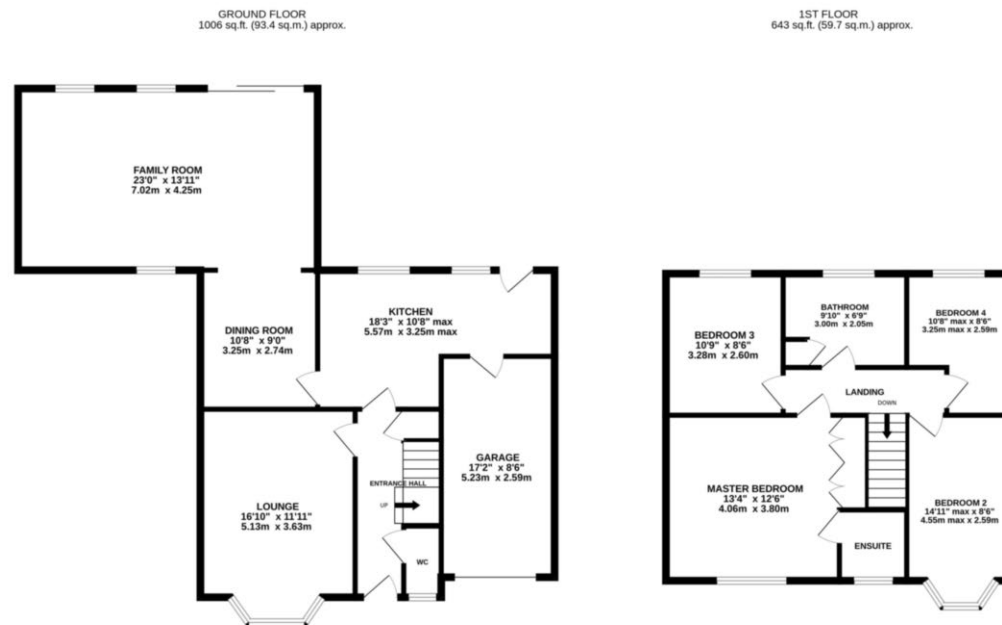
SatNav: WA4 5QG

TENURE

Freehold

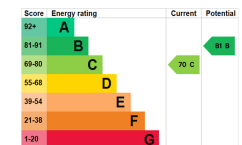
LOCAL AUTHORITY

Warrington BC - Tax Band F



TOTAL FLOOR AREA: 1649 sq.ft. (153.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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