



**GASCOIGNE
HALMAN**

11 RENNIE DRIVE, WARRINGTON

THE AREAS LEADING ESTATE AGENT

Located on the sought-after Edgewater Park development, this stylish three-bedroom semi-detached property offers contemporary living within easy reach of Warrington, Grappenhall, and Stockton Heath. Excellent transport links include frequent bus services, nearby rail stations, and convenient motorway access.

Key Features:

Spacious Accommodation: Well-presented throughout with a welcoming entrance hall and ground-floor W/C.

Living Space: Bright lounge with feature fireplace and staircase to the first floor.

Kitchen/Diner: Generous open-plan space with modern cabinetry, integrated appliances (fridge/freezer, oven, gas hob, extractor, dishwasher, washer/dryer), and patio doors opening to the garden.

Bedrooms: Three well-proportioned rooms, including a master with fitted wardrobes and a stylish en-suite featuring a large dual-head shower, heated towel rail and integrated storage.

Bathrooms: A ground-floor cloakroom with W/C, contemporary family bathroom and en-suite in the master bedroom.

Storage: Well-proportioned dedicated storage on both levels and the additional benefit of a boarded loft with integrated ladder.

Outside:

Double driveway parking to the front and a beautifully

landscaped rear garden with lawn, raised beds, decking, water feature, and shed-perfect for entertaining or family play.

Location Highlights:

Stockton Heath village offers excellent shopping, schools, and leisure facilities. Superb motorway links make Manchester, Liverpool, and Chester easily accessible, with fast train services to London and airports just 20 minutes away. Surrounded by stunning Cheshire countryside.

LOCATION

Warrington including Stockton Heath village boast 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 1TL

TENURE

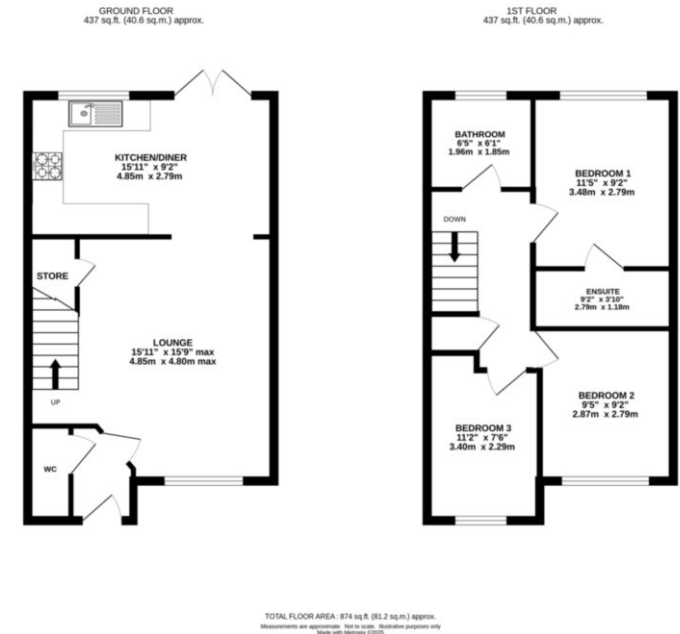
Leasehold - 999 years from 1 January 2008 - SC and GR £550.00PA

LOCAL AUTHORITY

Warrington BC - Council Tax Band C

EPC RATING

Current C



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**GASCOIGNE
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