



**GASCOIGNE
HALMAN**

14 SULBY AVENUE, WARRINGTON

THE AREAS LEADING ESTATE AGENT



14 SULBY AVENUE, WARRINGTON

An extended three-bedroom semi-detached home, ideally located for easy access to Stockton Heath and Warrington, with nearby train stations and bus routes.

The accommodation briefly comprises an entrance hallway with a downstairs WC, a dining room featuring a bay window and attractive fireplace, and an extended lounge offering a spacious living area with underfloor heating, a log burner, and views over the rear garden. The kitchen/diner is fitted with a modern range of high-gloss units, integrated fridge/freezer, and tiled flooring. A door leads through to the garage, while a stable door opens out to the garden.





To the first floor there are three bedrooms and a contemporary family bathroom.

Externally, the property benefits from driveway parking to the front and a garage with an electric up-and-over door and electric vehicle charging point. The rear garden features a lawn, patio, and decking area-perfect for outdoor dining and entertaining.

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 6AH

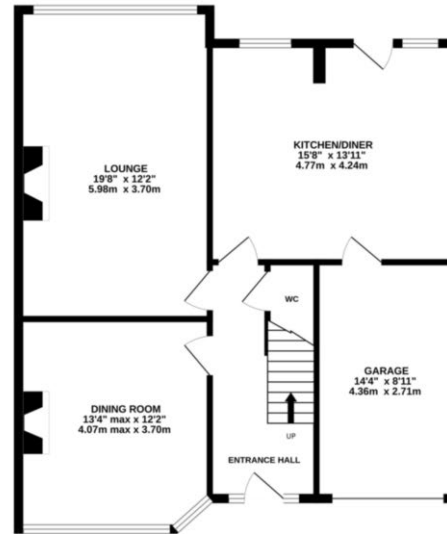
TENURE

Freehold

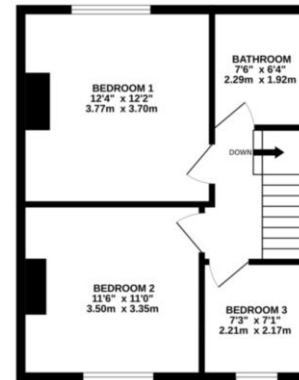
LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band C

GROUND FLOOR
835 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1255 sq.ft. (116.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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