



**GASCOIGNE
HALMAN**

39 CAWDOR STREET, STOCKTON HEATH,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A beautifully presented three-bedroom period terrace, perfectly positioned just a stone's throw from the vibrant heart of Stockton Heath, with its bustling array of restaurants, cafés, and independent shops. Nestled on a highly sought-after street, this charming home offers an excellent balance of character features and modern comforts, complemented by a generous rear garden.

Upon entering, you are welcomed by an inviting hallway with attractive tiled flooring and stairs rising to the first floor. The lounge and dining room flow seamlessly into one another, creating a superb open-plan living and entertaining space. The feature fireplace adds character, making this the perfect area for both relaxation and social gatherings.





To the rear, the breakfast kitchen is fitted with a range of base and eye-level units, complete with an integrated oven, hob, and extractor. A door leads directly out to the garden.

Upstairs, the first floor comprises three well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes. A stylish family bathroom, featuring both a bath and a separate walk-in shower, completes the accommodation.

Externally, the property is set back from the pavement behind a wrought-iron gate and low brick wall, with a gravelled frontage and brick-paved pathway leading to the entrance. The enclosed rear garden has been thoughtfully designed for low maintenance, laid with artificial lawn and complemented by a patio area - perfect for alfresco dining.

A delightful period home in an enviable location, ideal for those seeking convenience, character, and contemporary comfort.

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

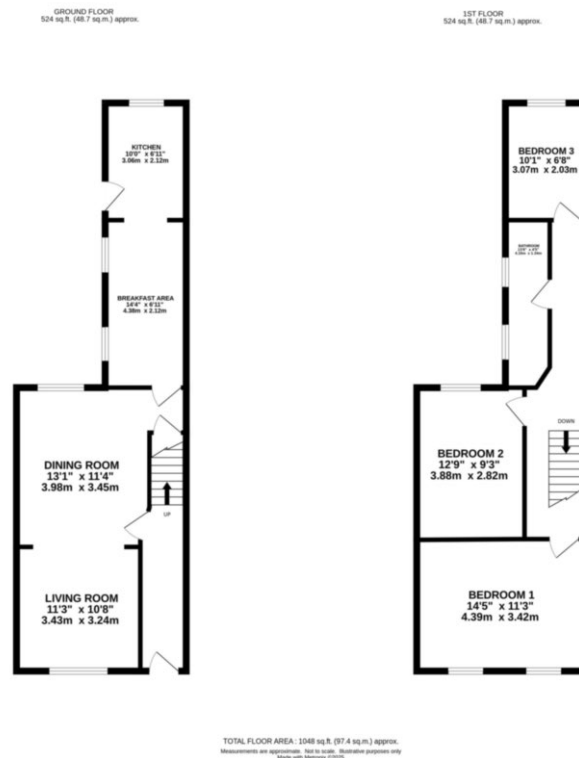
SatNav: WA4 6LU

TENURE

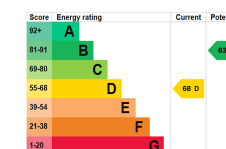
Freehold with Chief Rent - £4.00 PA

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band C



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