



**GASCOIGNE
HALMAN**

43 CRANBORNE AVENUE, WARRINGTON

THE AREAS LEADING ESTATE AGENT

An extended bungalow positioned just a short stroll from the vibrant heart of Stockton Heath village, offering generous living space, a flexible layout, and a substantial detached garage.

The property comprises an entrance hallway featuring stairs rising to the first floor. To the front, the impressive lounge spans the full width of the home, enhanced by two bay windows that flood the space with natural light, along with a feature fireplace that creates welcoming focal point.

The well-appointed kitchen is fitted with an excellent range of matching base and eye-level units and flows seamlessly into a bright and spacious living/dining area. This open-plan space is perfect for modern living and entertaining, with French doors opening directly onto the rear garden. The ground floor also offers a comfortable double bedroom and a neatly presented bathroom.

Upstairs, the first floor is dedicated to a generous master suite, complete with a sizeable bedroom and a private en-suite shower room, creating a peaceful retreat away from the main living areas.

Outside, a long driveway provides parking for multiple vehicles and leads to a substantial detached garage.

The rear garden is fully enclosed and laid mainly to lawn.

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 6DE

TENURE

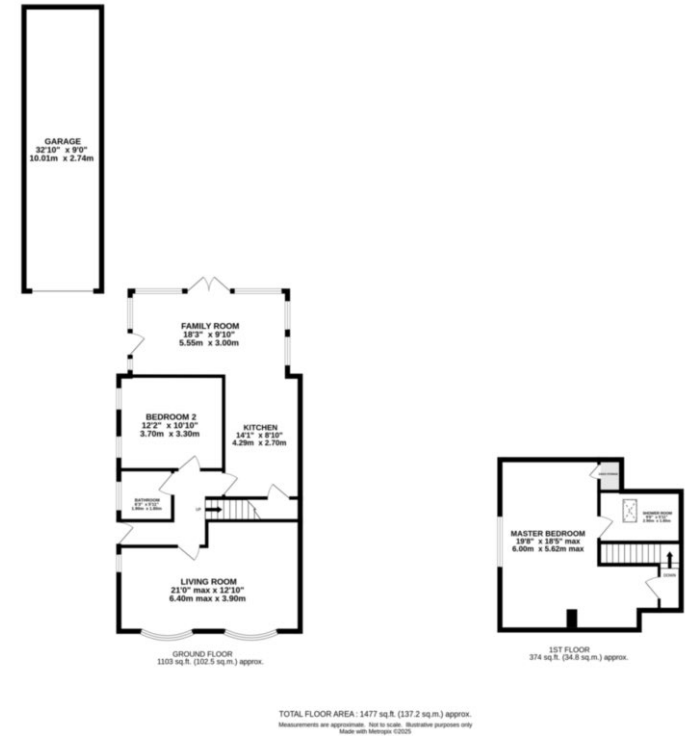
Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band C

EPC RATING

Current - D



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