



**GASCOIGNE
HALMAN**

26 FAIRFIELD GARDENS, STOCKTON HEATH,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



26 FAIRFIELD GARDENS, STOCKTON HEATH, WARRINGTON

Offers Over £340,000

A well presented three bedroom semi detached home, quietly positioned between the popular villages of Stockton Heath and Grappenhall. The property is maintained to a good standard throughout and benefits from driveway parking and an enclosed south facing rear garden.

The internal accommodation briefly comprises a welcoming entrance hall, currently utilised as a dining space by the present owner. A sliding door opens into the lounge, which features an attractive open fireplace. The separate kitchen is fitted with a modern range of base and eye-level units, complemented by under counter lighting and a selection of integrated appliances including a double oven, microwave, gas hob with extractor hood, and dishwasher.





A useful utility room provides additional fitted storage along with space for laundry appliances.

To the first floor are three well proportioned bedrooms and a contemporary, fully tiled four piece bathroom suite with both bath and separate shower. A loft is boarded for useful additional storage.

Externally, the property offers a brick paved driveway to the front. To the rear is a south facing and private, enclosed garden mainly laid to lawn, with a hardstanding patio area ideal for outdoor dining and entertaining.

A charming home in a sought-after location, well suited to a wide range of buyers.

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

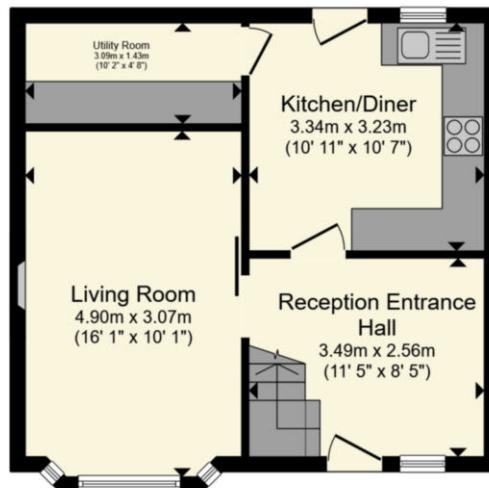
SatNav: WA4 2BX

TENURE

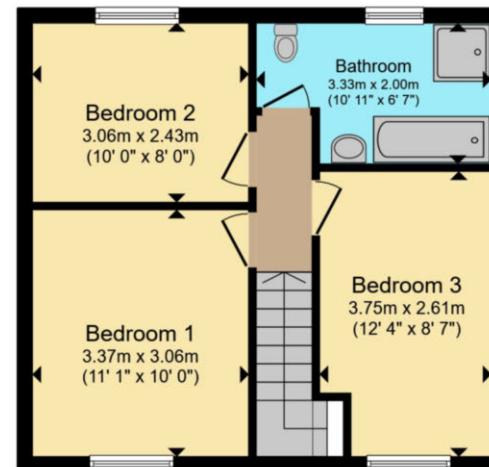
Leasehold - 1,000 years from 29 November 1928 - GR £3.50 PA

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band C



Ground Floor



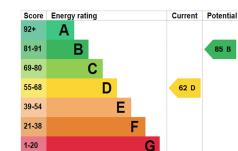
First Floor

Total floor area 80.6 sq.m. (868 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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