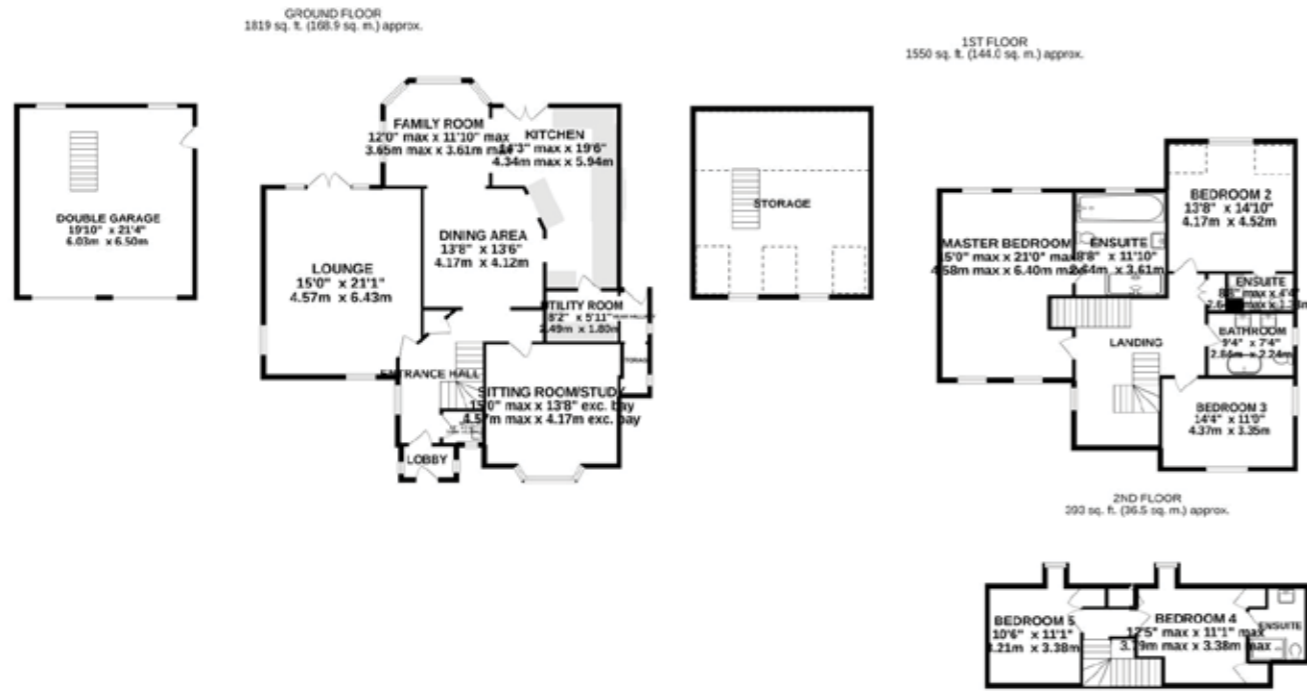


2 MERE VIEW GARDENS
 Appleton
GUIDE PRICE
£995,000



TOTAL FLOOR AREA : 3762 sq. ft. (349.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2020



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Stockton Heath
 29, Walton Road, STOCKTON HEATH WA4 6NJ
 01925 860400 stocktonheath@gascoignehalman.co.uk

gascoignehalman.co.uk



THIS IMPRESSIVE DETACHED PROPERTY is located in a sought after part of Appleton and is set IN A CUL-DE-SAC on CANN LANE SOUTH with only two other properties of similar calibre. The property has been adapted to provide modern living and is **IMMACULATELY PRESENTED THROUGHOUT**. Comprising to the ground floor, entrance hallway, lounge, sitting room/study, kitchen served by utility and opening into FAMILY AREA. To the first floor there are three bedrooms, two en-suites and a family bathroom. Then to the second floor two further bedrooms and an en-suite. **DOUBLE GARAGE** with room above, walled gardens front and rear.

GASCOIGNE HALMAN

- IMPRESSIVE DETACHED PROPERTY
- CUL-DE-SAC ON CANN LANE SOUTH
- IMMACULATELY PRESENTED
- FIVE Bedrooms
- MODERN OPEN PLAN KITCHEN FAMILY ROOM

- FOUR Bath/Shower Rooms
- DETACHED DOUBLE GARAGE
- AMPLE Off Road Parking
- DUCK POND AND WOODLAND
- GYM/OFFICE ROOM

GUIDE PRICE
£995,000

2 MERE VIEW GARDENS

Appleton



A rare opportunity to purchase an impressive, executive home which is presented to a very high standard throughout and is situated in a private position on a cul-de-sac on Cann Lane South. Approached over a block paved driveway providing ample off road parking for several vehicles with lawned area to the front. The property has many features which are worthy of note which include a rear garden with duck pond and wooded area to the rear with an abundance of trees and plants. Internally the property comprises entrance lobby into the entrance hallway with Cathedral style window and stairs to the galleried landing. Lounge, sitting room/study dining area and an open plan kitchen and family room served

by utility. Three bedrooms to the first floor with en-suites and a family bathroom. Then to the second floor two further bedrooms and an en-suite. The detached double garage has a room above which could be adapted as a gym/office. This individually designed spacious property must be viewed.

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

From our office on Walton Road proceed to the centre of Stockton Heath and at traffic signals turn right onto the A49. Continue and at roundabout take the 1st exit onto Longwood Road. At next roundabout take the 2nd exit onto Longwood Road. At roundabout take the 1st exit onto Longwood Road. Turn right onto Cann Lane South and take the first right into 2 Mere View Gardens.

TENURE

Believed to be Freehold (Subject to verification by Solicitors)

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Warrington Borough Council Tax Band G

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



gascoignealman.co.uk

GASCOIGNE HALMAN