



**GASCOIGNE
HALMAN**

15 FIELD LANE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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Situated on one of the areas most desirable roads is this spacious five bedroom detached bungalow. Updated throughout by the current owners, the bungalow is ready to move into with a high specification of fittings throughout. Set within a beautiful and private garden plot with ample driveway parking and a double garage.

In brief the accommodation comprises an entrance porch and hallway with guest WC. The kitchen has been recently fitted with contrasting base and eye level cabinetry, integral appliances, Quooker boiling water tap and quartz worktops. Fitted bench seats provide an ideal breakfasting space. A good size utility has space for all laundry appliances. A large lounge with log burning fire is flooded with natural light from dual aspect windows with sliding doors leading to a covered patio. A separate dining room overlooks the greenery of the garden with almost floor-to-ceiling windows.





Five bedrooms are accompanied by a master en-suite with dressing area whilst a further shower room services the other bedrooms. Both shower rooms have been recently fitted to a high standard with walk in showers, electric mirrors, bespoke cabinetry and are fully tiled.

Externally the bungalow has a large garden frontage with driveway for several vehicles and a double garage with electric roller door. To the side and rear there are good sized and enclosed gardens which are mainly laid to lawn with various patio areas for outside dining throughout the year.

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

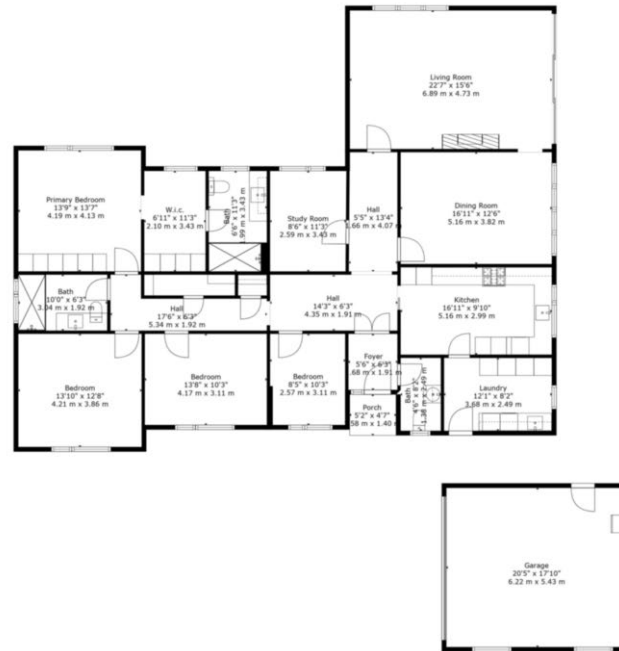
SatNav: WA4 5JR

TENURE

Freehold

LOCAL AUTHORITY

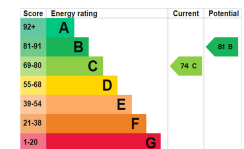
Warrington BC - Council Tax Band G



TOTAL: 2155 sq. ft, 200 m²
FLOOR 1: 2155 sq. ft, 200 m²
EXCLUDED AREAS: GARAGE: 364 sq. ft, 34 m², PORCH: 24 sq. ft, 2 m²
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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STOCKTON HEATH OFFICE

01925 860400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, WA4 6NJ

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