



**GASCOIGNE
HALMAN**

39 WILLOW LANE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A well-presented detached bungalow occupying a quiet and established position, offering spacious and flexible accommodation together with a beautifully landscaped rear garden. Ideally situated for access to a range of local amenities, regular bus routes and the wider motorway network, the property is offered for sale with no onward chain.

The accommodation is approached via a particularly useful enclosed porch, which leads into the welcoming entrance hall and provides excellent space for coats, shoes and everyday storage. The main living room is a generous and light-filled reception space, with large windows and glazed doors overlooking the rear garden, creating a pleasant connection between the house and outside space. The fitted kitchen is positioned alongside the dining area and provides a practical arrangement with a range of fitted units and work surfaces, while a separate utility room offers valuable additional storage and space for laundry appliances. There are three bedrooms, providing excellent flexibility for a range of buyers. The third bedroom is currently utilised as a dining room, demonstrating the adaptable nature of the accommodation and allowing the property to be configured to suit individual requirements. The two remaining bedrooms provide comfortable sleeping accommodation, including a generous primary bedroom. The property benefits from a well-appointed shower room with a large walk-in shower, wash basin and WC, complemented by a further separate WC, providing useful additional convenience.





Externally, the property is particularly appealing. To the front is a neatly landscaped garden with established planting and a substantial block-paved driveway providing ample off-road parking and access to the attached garage. The south facing rear garden is a real highlight, having been thoughtfully landscaped with a large central lawn, well-stocked borders, mature shrubs and paved seating areas, creating a private and attractive space for relaxing or entertaining. A useful timber garden store and decked seating area further enhance the outdoor space. Overall, this is a spacious and versatile detached bungalow that has been well maintained throughout, offering comfortable single-storey living in a peaceful location, whilst remaining conveniently positioned for everyday amenities, public transport and excellent road links. With its flexible three-bedroom accommodation, generous living space, attractive gardens, garage and no onward chain, an internal inspection is highly recommended. The sale of this property will be subject to Probate. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.

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 5EA

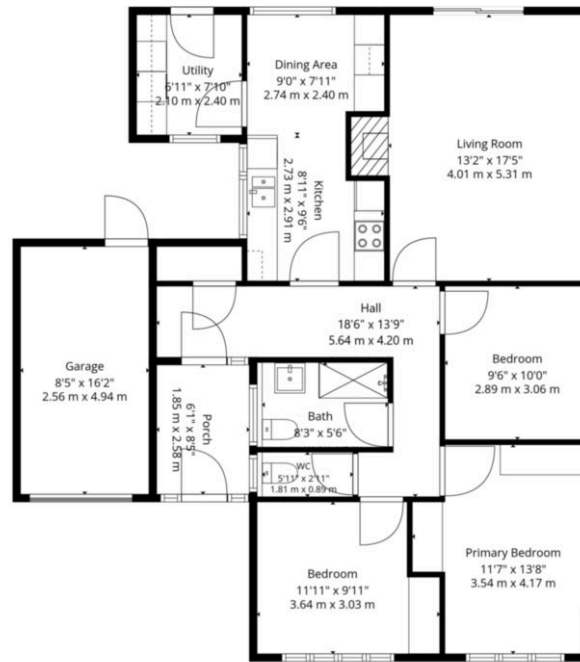
TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band E

FLOORPLAN



TOTAL: 1217 sq. ft, 114 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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