



**GASCOIGNE
HALMAN**

4 NEW FARM BARNs, SPARK HALL CLOSE,
STRETTON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



4 NEW FARM BARNES, SPARK HALL CLOSE, STRETTON, WARRINGTON

A beautifully presented and thoughtfully extended three-bedroom semi-detached barn conversion, perfectly positioned in a desirable semi-rural location enjoying open field views, yet conveniently close to the motorway network for easy commuting. Set within attractive gardens and featuring a detached double garage, this charming home seamlessly combines rustic character with contemporary comfort.

The accommodation briefly comprises an impressive reception dining hall with exposed oak pillars, creating a wonderful sense of space and warmth. Double doors open into a spacious living room, complete with a log burner set within an exposed brick chimney breast, and further double doors lead out to the side garden.





The stunning contemporary kitchen is fitted with a superb range of cabinetry complemented by quartz work surfaces and a large central island, plus ample space for dining. With underfloor heating and bi-folding doors opening to the rear garden, this room is ideal for modern family living and entertaining, while enjoying beautiful views over the surrounding countryside. A downstairs WC completes the ground floor.

To the first floor, there are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, along with a stylish family bathroom featuring a bath and separate shower. A paddle staircase provides access to a versatile loft room, perfect as a study, hobby room, or additional storage area.

Externally, the property enjoys lawned gardens to two sides, with a patio area ideal for outdoor dining. A gated driveway provides off road parking and leads to a detached double garage.

This exceptional home offers the perfect balance of countryside tranquillity and modern convenience - a rare find in such a sought-after setting.

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

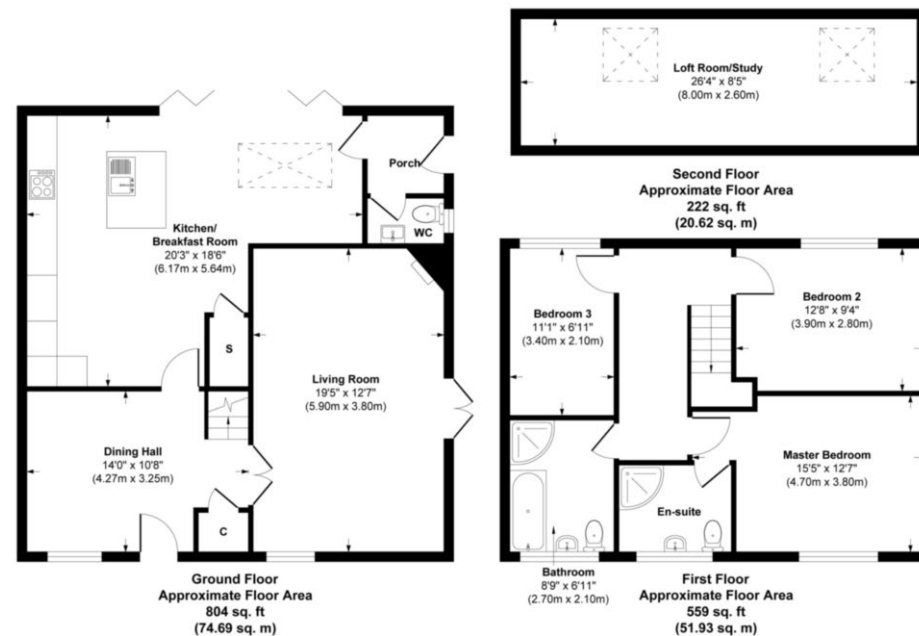
SatNav: WA4 4NU

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band E



Approx. Gross Internal Area 1585 sq. ft / 147.24 sq. meters
 Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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