



**GASCOIGNE
HALMAN**

8 CRANLEIGH CLOSE, STOCKTON HEATH,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



8 CRANLEIGH CLOSE, STOCKTON HEATH, WARRINGTON

Situated in a highly sought-after cul-de-sac location, this spacious four-bedroom detached home occupies a particularly attractive garden plot and offers an excellent opportunity for buyers looking to create a home to their own taste. With generous accommodation extending to approximately 1,613 sq ft, an integral garage, driveway parking and beautiful landscaped gardens backing onto an attractive green setting, the property offers considerable potential. The property is also offered for sale with no onward chain.



The accommodation briefly comprises an entrance hallway with a useful downstairs WC and separate cloakroom. Access to the principal reception rooms and kitchen, together with stairs rising to the first floor. The spacious living room is a particularly impressive room, extending to almost 20ft in length and featuring a front-facing window, double doors opening into the dining room and sliding patio doors providing direct access to the rear patio and garden. The dining room enjoys an attractive outlook over the gardens and is well proportioned, providing an ideal space for formal dining and entertaining. The kitchen is fitted with a range of matching wall and base units, complemented by wooden-effect work surfaces and tiled splashbacks. There is an integrated oven and grill, gas hob with extractor over, sink unit and space for a breakfast table. A large window overlooks the rear garden and surrounding greenery, while a door provides access to the substantial garage. The garage measures approximately 19'3" x 11'3" and offers excellent storage and potential for a variety of uses, subject to any necessary permissions.



OVERVIEW

Highly sought-after cul-de-sac location

Spacious four-bedroom detached family home

Stunning landscaped West facing rear gardens

Beautiful open green views

Generous 1,613 sq ft accommodation

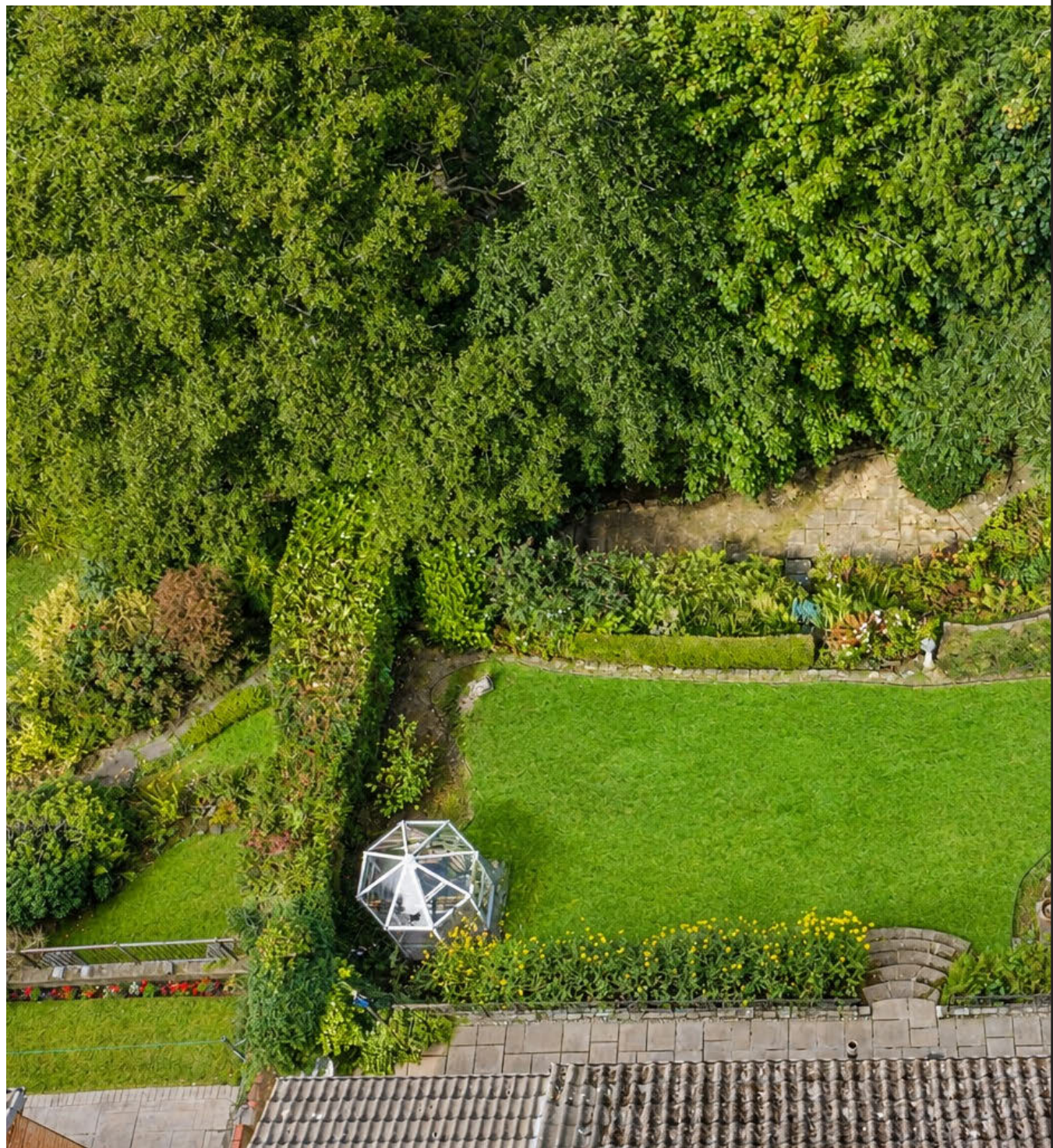
Spacious living room with garden access

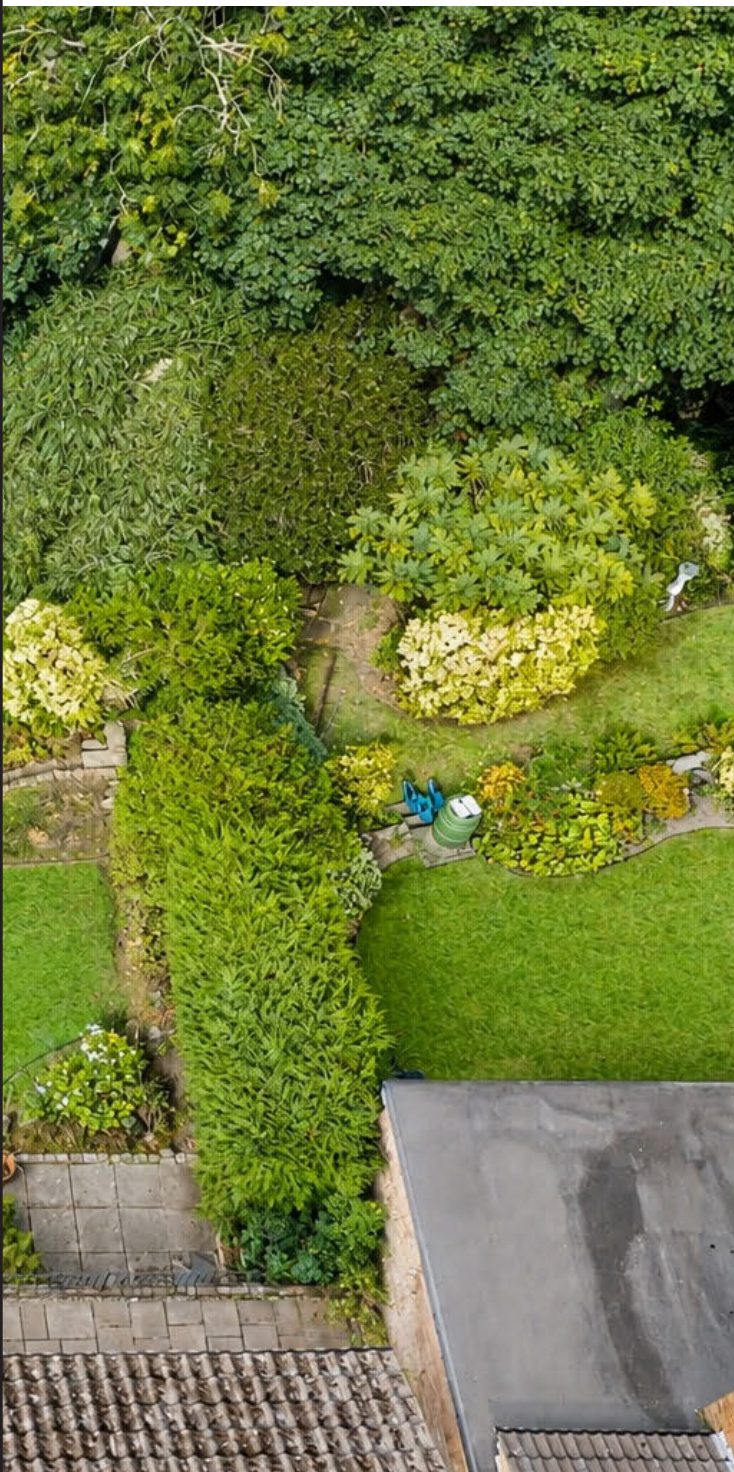
Large garage with excellent potential

Offered for sale with no onward chain



To the first floor, there are four well-proportioned bedrooms, including a particularly generous principal bedroom measuring approximately 17'6" x 11'5". The remaining bedrooms provide useful flexibility for family living, guests or home working. The large family bathroom is fully tiled and fitted with a bath, separate shower, wash hand basin and WC, with contemporary-style sanitaryware and recessed ceiling lighting. Externally, the property is approached via a paved driveway providing excellent off-road parking and access to the integral garage. The rear West facing garden is undoubtedly one of the property's key features, enjoying a wonderful sense of space and privacy. A large raised paved patio provides an excellent area for outdoor seating and entertaining, with steps leading down to a beautifully established lawn. The garden is extensively landscaped with mature trees, shrubs, planted borders and established hedging, together with a charming greenhouse. Beyond the immediate garden, there are attractive open green views and mature woodland, creating a peaceful and unusually leafy setting. Whilst the property would benefit from some cosmetic updating, it provides an excellent combination of accommodation, a superb garden and a desirable location. The combination of the four bedrooms, spacious reception rooms, large garage and exceptional rear garden makes this a property with genuine scope to create a fantastic long-term family home.







Viewing is highly recommended to fully appreciate the space, setting and potential on offer.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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.

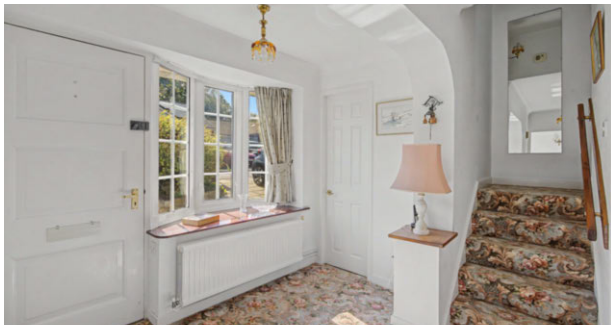
SatNav: WA4 6AD

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band F





2nd Floor



1st Floor

TOTAL: 1613 sq. ft, 150 m2
1st floor: 864 sq. ft, 80m2, 2nd floor: 749 sq. ft, 70 m2
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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.

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	55	70		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				



STOCKTON HEATH OFFICE

01925 860400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, Cheshire, Warrington, Cheshire, WA4 6NJ

**GASCOIGNE
HALMAN**