



**GASCOIGNE
HALMAN**

10 HATTON LANE, STRETTON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



10 HATTON LANE, STRETTON, WARRINGTON

A truly stunning two-bedroom semi-detached home, beautifully extended and thoughtfully enhanced to create an exceptional open-plan living kitchen that perfectly combines character, style, and modern family living. Enjoying an enviable position with open field views to the rear, impressive gardens, and versatile outbuildings, this remarkable property is certain to impress from the moment you step inside.

The accommodation begins with a welcoming entrance hall featuring stairs rising to the first floor. To the front of the property is a cosy and inviting lounge, beautifully presented with a feature open fireplace, creating a warm and relaxing space to unwind.





Stunning extended open-plan living kitchen

Beautiful countryside views to rear

Character features throughout the property

Oak beams and bifolding doors

Spacious 33-foot kitchen diner

Versatile garden room and utility

Generous garden with entertaining areas

Excellent transport links and schooling



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To the rear of the home lies the true heart of the property - a breathtaking open-plan sitting, dining, and kitchen area extending to over 33 feet in length. Designed with both everyday living and entertaining in mind, this superb space boasts an oak-beamed ceiling, exposed brick feature wall and fireplace with log-burning stove, and an abundance of natural light throughout. The cottage-style kitchen has been fitted to an excellent standard and incorporates a Rangemaster cooker, Belfast sink, granite work surfaces, and ample cabinetry, alongside generous space for a large dining table and seating area. Striking bifolding doors open directly onto the rear patio, seamlessly blending indoor and outdoor living.

A convenient downstairs WC completes the ground floor accommodation.

To the first floor are two bedrooms along with a spacious family bathroom offering extensive built-in storage.

Externally, the property continues to impress. To the front and side is a gated driveway providing ample off-road parking. The detached garage has been cleverly adapted to include a useful utility area with laundry facilities and additional storage space, while to the rear of the garage is a versatile garden room ideal for use as a home office, studio, gym, or hobby space.

The beautifully maintained rear garden is laid to lawn with established flowerbed borders, complemented by an abundance of patio and





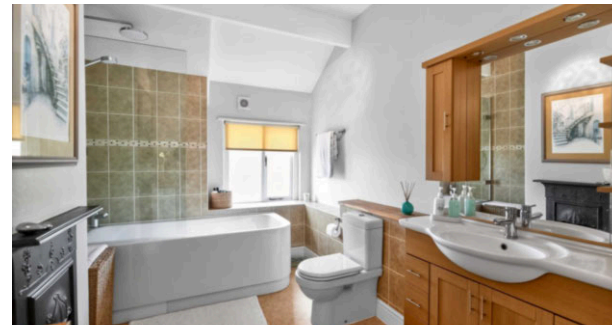


decking areas perfectly suited for outdoor dining and entertaining. Beyond the garden are delightful open field views, creating a wonderful sense of privacy and tranquillity.

This is a truly exceptional home, combining charming character features with stylish modern living, all situated in a highly convenient location close to local amenities, well-regarded schools, and excellent motorway links. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

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

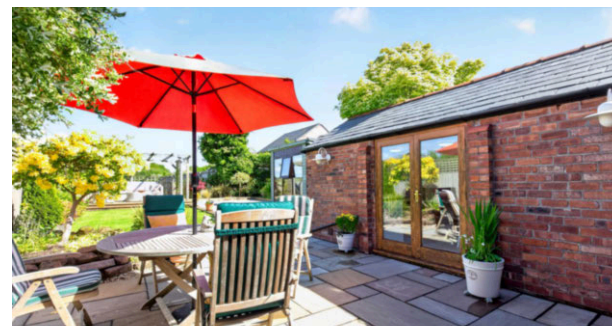
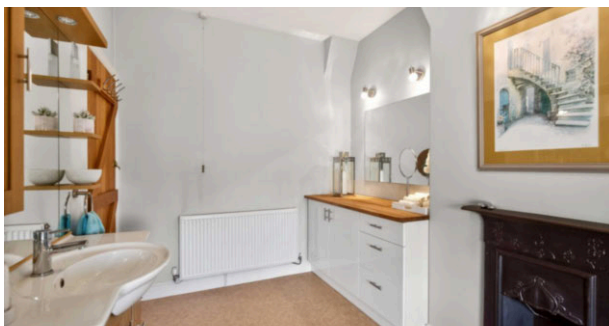
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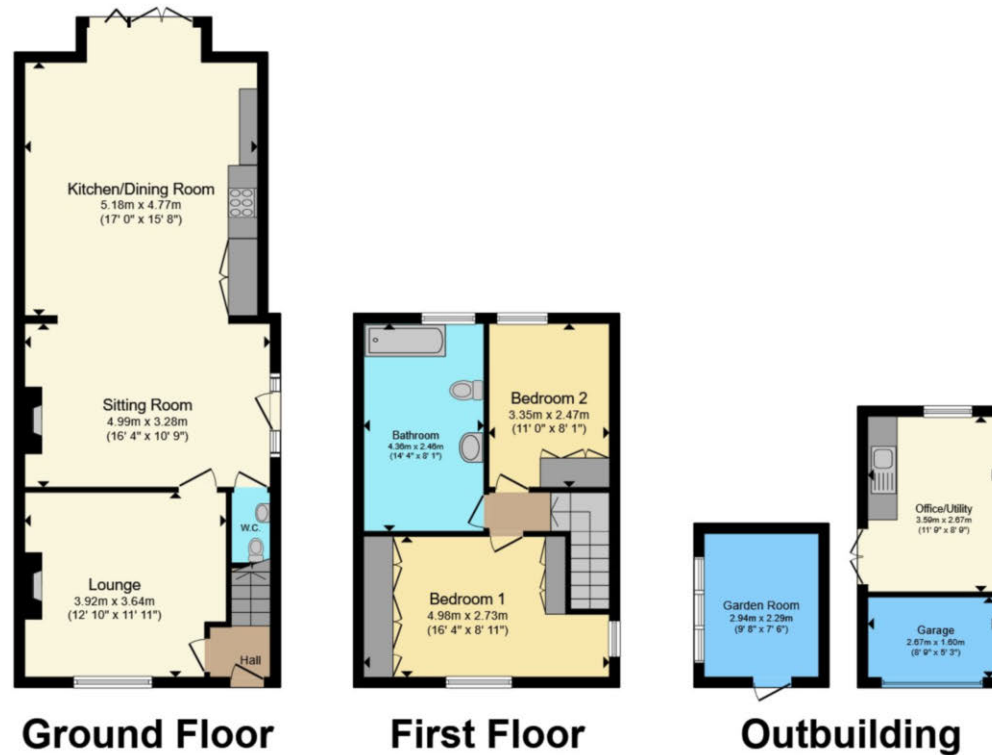
TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band D



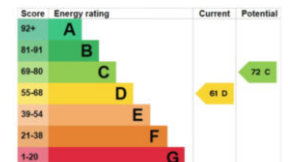


Total floor area 121.1 sq.m. (1,303 sq.ft.) approx

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