



**GASCOIGNE
HALMAN**

69 RED LANE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A beautifully positioned three bedroom semi detached home located in a highly sought-after area, enjoying panoramic views, driveway parking, and the added benefit of a detached garage. Offered to the market with no onward chain, this property presents an excellent opportunity for a range of buyers.

The accommodation briefly comprises a welcoming entrance hallway with stairs rising to the first floor. There are two well proportioned reception rooms, providing versatile living space. The front reception room is bright and airy, featuring a charming bay window that allows plenty of natural light to flood in, while the rear reception room offers a cosy yet spacious setting with patio doors opening onto the rear garden and a feature log burner, creating an ideal space for relaxing or entertaining.

The kitchen is fitted with a range of contemporary wall and base units, complemented by integrated appliances and ample worktop space. A useful understairs storage cupboard completes the ground floor accommodation.

To the first floor, the property offers three bedrooms, along with a stylish fully tiled family bathroom fitted with a bath and overhead shower.

Externally, the property is accessed via a private lane and benefits from driveway parking and a detached garage at the rear. A flagged patio area provides the perfect space for outdoor dining and entertaining, while mature, well-maintained gardens to the front and side add further appeal and enhance the home's attractive setting.

With its desirable location, stunning views, and garaging, this property is sure to appeal to a wide range of buyers and is sold with no onward chain.



DIRECTIONS

SatNav: WA4 5AL

LOCATION

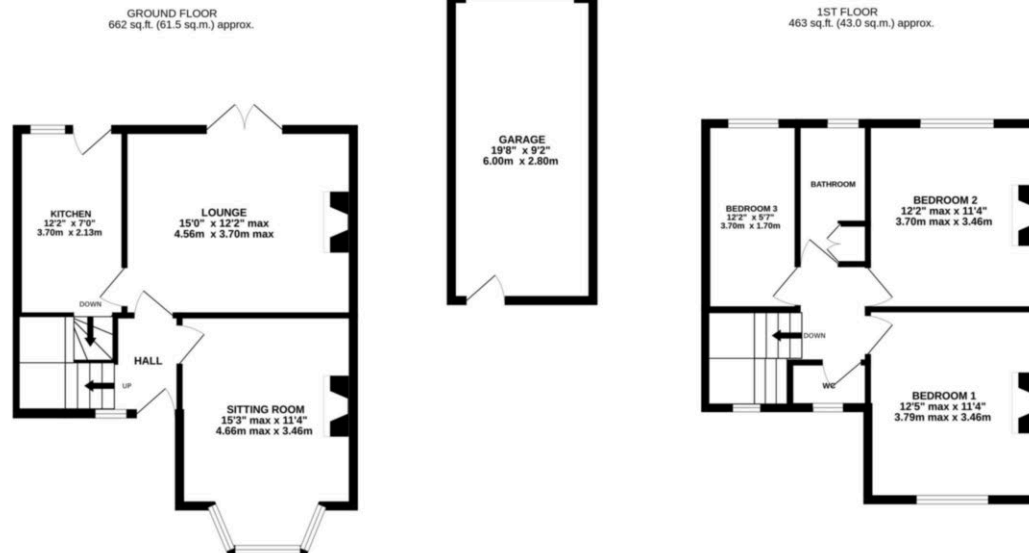
Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

TENURE

Leasehold - 999 years less 10 days from 29 September 1923 - GR £4.50 PA

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band D



TOTAL FLOOR AREA: 1125 sq.ft. (104.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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