



**GASCOIGNE
HALMAN**

3 TAPLOW CLOSE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



3 TAPLOW CLOSE, APPLETON, WARRINGTON

A five-bedroom, three-bathroom detached family home extending to approximately 2,342 sq ft, occupying a highly sought-after position in Appleton. Offering generous and versatile accommodation throughout, the property presents an excellent opportunity for modernisation and enhancement, allowing prospective purchasers to create a superb family home tailored to their own tastes and requirements. Further benefits include a double garage, ample driveway parking, and a mature private rear garden.

The accommodation is arranged over two floors and, in brief, comprises an entrance porch leading into a spacious and welcoming reception hallway, complete with a downstairs WC and cloakroom storage. The substantial lounge provides an excellent space for family living and entertaining, with double doors opening into the extended dining room. This impressive dining area enjoys views over the rear garden and features sliding patio doors providing direct access to the outdoor space.

The kitchen is fitted with a range of wall and base units, complemented by integrated appliances and generous work surface space. Adjacent to the kitchen, the utility room offers additional storage and practical laundry facilities, together with internal access to the double garage.

A versatile study room completes the ground floor accommodation.





OVERVIEW

Extended detached family home

Approximately 2,342 sq ft accommodation

Five generous double bedrooms

Three bathrooms including two en-suites

Highly sought-after Appleton location

Double garage and driveway parking

Mature private rear garden

Excellent scope for modernisation and improvement

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To the first floor, the landing leads to five well-proportioned bedrooms, providing flexible accommodation for growing families. The principal and guest bedrooms each benefit from their own en-suite shower rooms, while the remaining bedrooms are served by a family bathroom.

Externally, the property is approached via a driveway providing off-road parking and access to the double garage. To the rear, the home enjoys a mature, private and well-established garden, predominantly laid to lawn and bordered by established planting. A paved patio area offers an ideal setting for outdoor dining, entertaining and enjoying the peaceful surroundings.

Combining substantial living space, excellent potential for further improvement and a prime Appleton location, this is a rare opportunity to acquire a sizeable family home with scope to add significant value.







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 5HH

TENURE

Freehold

LOCAL AUTHORITY

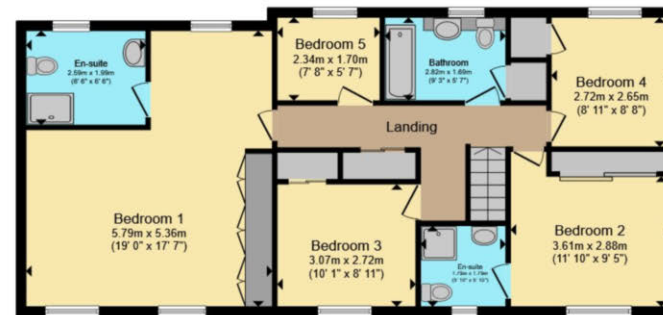
Warrington BC - Council Tax Band F



FLOORPLAN & EPC



Ground Floor



First Floor

Total floor area 217.6 sq.m. (2,342 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Score	Energy rating	Current	Potential
82+	A		
81-81	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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