



**GASCOIGNE
HALMAN**

31 BEECHWAYS, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



31 BEECHWAYS, APPLETON, WARRINGTON

Set within a desirable cul-de-sac close to Warrington Golf Club, this three-bedroom detached bungalow offers spacious and versatile accommodation, generous gardens and a double garage. The property occupies a particularly good position within the road, with a large frontage providing an excellent approach and ample off-road parking. Whilst the property would benefit from some updating and modernisation, it offers an excellent opportunity for a purchaser to create a superb home tailored to their own requirements. The accommodation extends to approximately 1,673 sq ft including the garage and has a particularly versatile layout, with generous reception space and three well-proportioned bedrooms.



The welcoming entrance hall provides access to the principal rooms and includes useful storage, while the spacious living room is a particular feature, measuring over 22ft in length. A striking stone fireplace creates an attractive focal point, with large windows and glazed doors overlooking the gardens providing plenty of natural light. The separate dining room offers further excellent reception space and connects conveniently to the conservatory, creating a pleasant additional sitting or entertaining area with views across the rear garden. The kitchen is fitted with a range of wall and base units, work surfaces and integrated cooking facilities, together with space for a range of appliances. An external door provides side access.



There are three bedrooms benefitting from an extensive range of fitted furniture. All the bedrooms are well proportioned and offer flexibility for use as bedrooms, guest accommodation or a home office if required. The main bathroom is fitted with a three-piece suite, whilst a separate guest WC completes the internal layout. Outside, the property is surrounded by attractive and mature gardens. The rear garden is a lovely feature, enjoying a good degree of privacy and featuring established lawns, mature borders, trees and paved areas providing a number of seating and entertaining opportunities. The front of the property is equally impressive, with a broad lawned frontage, established planting and a large driveway providing ample parking. The attached double garage measures approximately 24ft x 16ft and provides excellent storage and parking facilities, with considerable potential for those requiring additional workshop or hobby space. Situated within a popular residential setting, the property is conveniently positioned for Warrington Golf Club and the surrounding amenities, while offering a peaceful cul-de-sac location. Offered for sale with no onward chain, this is a rare opportunity to acquire a spacious detached bungalow with generous gardens, substantial garaging and considerable potential for further improvement.

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 5ER

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band F



TOTAL: 1673 sq. ft, 157 m2
INC GARAGE: 244 sq. ft, 23 m2



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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