



**GASCOIGNE
HALMAN**

15 PENNYPLECK DRIVE, APPLETON THORN,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



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Situated in a highly sought-after residential location, close to excellent local amenities and well-regarded schools, this beautifully extended three-bedroom modern semi-detached home offers exceptional family living space finished to an immaculate standard throughout.

The property has been thoughtfully enhanced by the current owners, most notably with a stunning vaulted rear extension featuring Velux roof windows and impressive bifolding doors, creating a bright and contemporary open-plan living environment ideal for both everyday family life and entertaining.

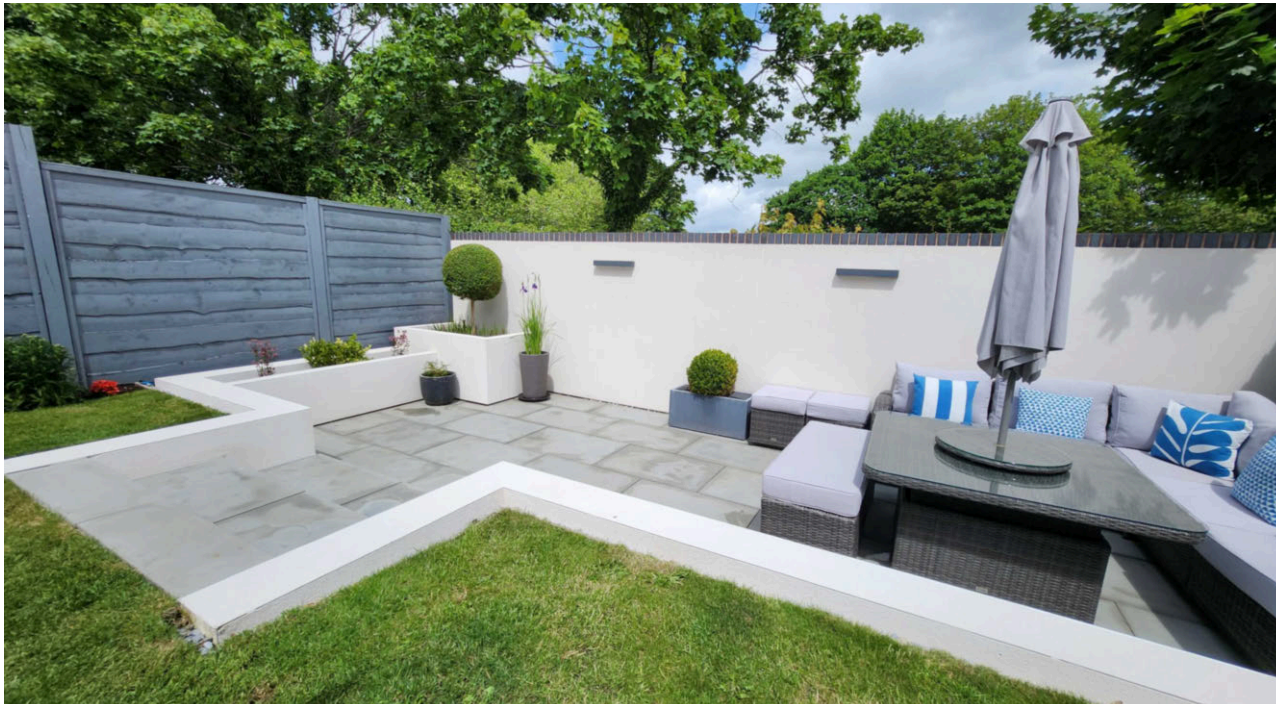
In brief, the accommodation comprises an inviting entrance hall with staircase rising to the first floor. The elegant lounge, complete with stylish plantation shutters and useful understairs storage, flows seamlessly into the heart of the home, a beautifully appointed contemporary kitchen fitted with a range of sleek high-gloss units, integrated appliances, and a central breakfast island providing both additional workspace and casual dining.

The kitchen opens into an outstanding family and dining area, flooded with natural light from the vaulted ceiling and Velux windows, while the bifolding doors provide direct access onto the landscaped rear garden, effortlessly blending indoor and outdoor living. A practical utility area and modern downstairs WC complete the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including a superb principal bedroom benefitting from a recently refitted en-suite wet room with contemporary walk-in shower. The family bathroom has also been stylishly upgraded and features a luxurious freestanding bath.

Externally, the property continues to impress. To the front and side is driveway parking, while the rear boasts a fantastic landscaped garden designed for relaxation and entertaining. A sunken patio seating area provides a wonderful sun trap and benefits from feature lighting for evening use, with the added advantage of not being overlooked from the rear.





Further enhancing the outdoor space is a versatile insulated garden room with electric connection, offering excellent flexibility for use as a home office, gym, studio, or additional lounge area.

This outstanding home combines stylish modern living with practical family space and must be viewed to be fully appreciated.

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 4FZ

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band C

FLOORPLAN & EPC



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