



**GASCOIGNE  
HALMAN**

226 LONDON ROAD, APPLETON, WARRINGTON

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THE AREAS LEADING ESTATE AGENT





## 226 LONDON ROAD, APPLETON, WARRINGTON

A well-proportioned four-bedroom detached family home, ideally located close to Stockton Heath village and Bridgewater High School. The property benefits from an attractive front garden, a private enclosed rear garden, driveway parking and a single integral garage.

Internally, the accommodation briefly comprises an entrance porch leading into a welcoming hallway with stairs to the first floor and useful understairs storage. Three separate reception rooms provide flexible living and dining space, while the kitchen, positioned off the morning room, is fitted with a range of units and enjoys access to the side of the property as well as the integral garage which has the useful addition of a downstairs WC.





To the first floor are four well-proportioned bedrooms, served by a family bathroom and a separate WC. The property offers excellent potential to extend or reconfigure, subject to the necessary planning permissions, and would make an ideal family home in this convenient and highly sought-after location.

Externally, the house is set back from the road with a driveway and single garage to the front. The rear garden is fully enclosed and thoughtfully landscaped, featuring mature borders and a lawned area, providing an attractive and private outdoor space.

### 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 5DF

### TENURE

Freehold

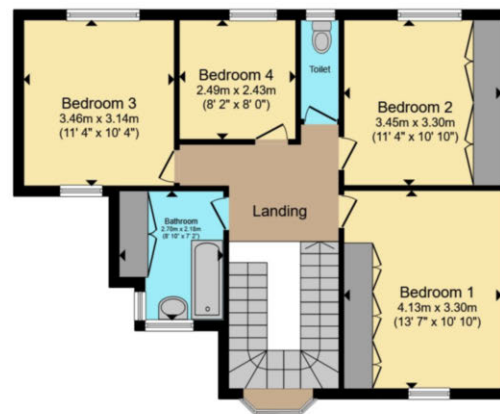
### LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band G





**Ground Floor**



**First Floor**

Total floor area 142.5 sq.m. (1,534 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](http://www.propertybox.io)



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## STOCKTON HEATH OFFICE

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