



**GASCOIGNE
HALMAN**

29 DENBURY AVENUE, STOCKTON HEATH,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



29 DENBURY AVENUE, STOCKTON HEATH, WARRINGTON

A beautifully presented four-bedroom detached family home, ideally positioned in a highly sought-after location equidistant between Stockton Heath village and Grappenhall. This attractive property offers spacious and well-maintained accommodation throughout, complemented by a generous rear garden.

Upon entering, you are welcomed by a bright entrance hallway accessed via a charming original front door, complete with surrounding stained-glass windows. Stairs rise to the first floor, with a convenient downstairs WC located beneath.





The ground floor boasts a superb through lounge and sitting room, featuring bay windows to both the front and rear elevations, allowing for an abundance of natural light, along with a cosy log burner effect gas fire, perfect for relaxing evenings.

The kitchen is a standout feature of the home, stylishly fitted with contrasting base and eye-level units, integrated appliances, and a breakfast bar providing space for casual dining. Double doors open directly onto the garden, while the kitchen flows seamlessly into the dining area, creating an ideal space for both everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms served by a modern family bathroom. The second floor hosts a fourth bedroom along with a contemporary shower room, completing the internal accommodation.

Externally, the property benefits from a driveway to the front, providing off-road parking and access to the integral single garage. To the rear, there is a large, private, and mainly lawned garden, complemented by patio areas perfect for outdoor dining and entertaining.

Offered for sale with no onward chain, this fantastic home is ideal for families seeking both space and convenience in a desirable location.

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 2BL

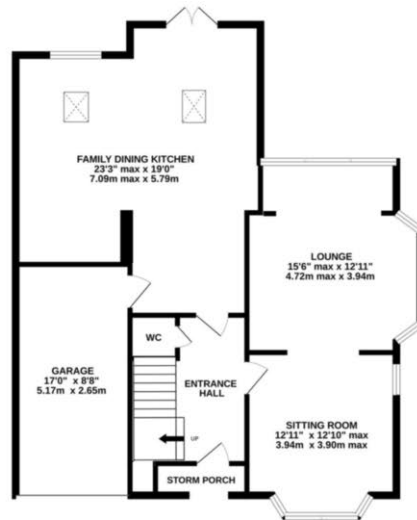
TENURE

Freehold

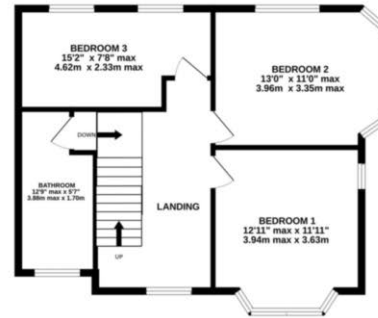
LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band D

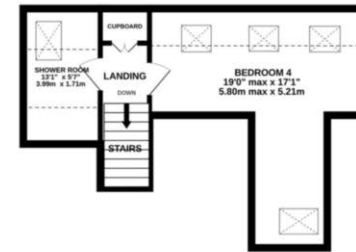
GROUND FLOOR
964 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1883 sq.ft. (174.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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