



**GASCOIGNE
HALMAN**

22 HATFIELD GARDENS, APPLETON

THE AREAS LEADING ESTATE AGENT



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Situated at the head of a quiet cul-de-sac, this immaculately presented four-bedroom detached family home has been comprehensively upgraded by the current owners to create a stylish and contemporary home, perfectly suited to modern family living.

Offering beautifully proportioned accommodation throughout, a stunning open-plan living kitchen, landscaped rear garden and double garage, this exceptional home is ready to move straight into. The welcoming entrance hall opens into the heart of the home - an impressive open-plan living kitchen, dining and garden room that provides an outstanding space for everyday family life and entertaining alike. The bespoke kitchen has been thoughtfully designed with sleek contemporary cabinetry, quartz worktops, a central island with breakfast bar seating, and a range of integrated appliances. Amtico flooring flows throughout the entire space, creating a seamless finish, whilst recessed lighting enhances the modern feel. To the rear, the dining and garden room is bathed in natural light thanks to both bi-folding doors and additional French doors opening directly onto the landscaped garden. This superb extension creates a wonderful connection between the indoor and outdoor living spaces, making it ideal for entertaining throughout the year. A separate, generously proportioned lounge provides a more peaceful retreat away from the main living area and also enjoys direct access to the rear garden through French doors. Completing the ground floor is a useful cloakroom/WC.





OVERVIEW

Immaculately presented detached family home

Prime cul-de-sac position

Luxury bespoke fitted kitchen

Garden room with bi-fold doors

Landscaped west-facing garden

Double garage and ample parking

Beautifully upgraded throughout by current owners

Move-in ready throughout



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The first floor offers four well-proportioned bedrooms all with fitted wardrobes, including an excellent principal suite with a contemporary en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, making the layout ideal for growing families. Externally, the property continues to impress. To the front and side is ample driveway parking leading to a double garage. The beautifully landscaped rear garden has been designed for both relaxation and entertaining. Large composite decking terraces provide multiple seating and dining areas, complemented by a well-maintained central lawn and attractive planted borders. Gated side access leads to the driveway, whilst a personal door provides convenient access to the double garage. Combining high-quality finishes, generous open-plan living accommodation and an enviable cul-de-sac position, this outstanding family home offers the perfect balance of style, comfort and practicality and is certain to appeal to discerning buyers seeking a home ready to enjoy from day one.







DIRECTIONS

SatNav: WA4 5QJ

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.

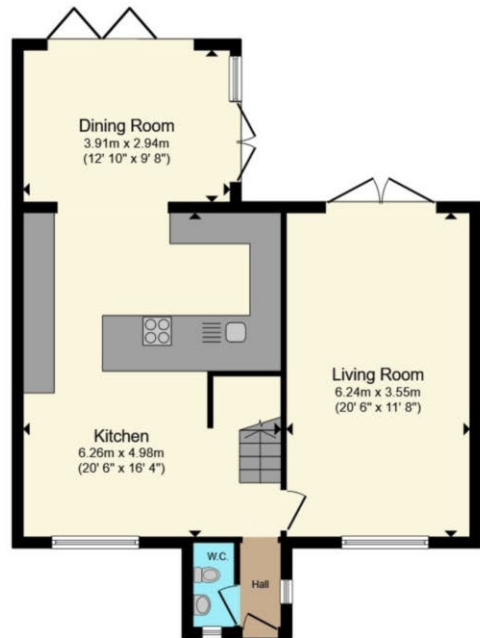
TENURE

Freehold

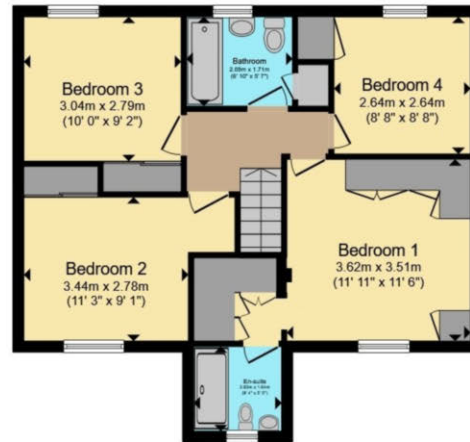
LOCAL AUTHORITY

Warrington Council Tax Band - F





Ground Floor



First Floor



Garage

Total floor area 157.5 sq.m. (1,696 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
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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