



**GASCOIGNE
HALMAN**

35 HILLSIDE ROAD, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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Beautifully positioned amid the rolling Cheshire countryside and enjoying far-reaching rural views, this impressive five-bedroom family home combines idyllic surroundings with superb convenience. Ideally located for local amenities and the motorway network at Junction 10 of the M56 motorway, the property offers spacious, well-presented accommodation, four versatile reception rooms, landscaped gardens to the front and rear, a gated driveway and a single garage.

The accommodation briefly comprises a welcoming entrance hallway with staircase to the first floor. The dual-aspect lounge features a striking brick fireplace with log burner and double doors opening into the garden room. Redesigned with a solid roof and enlarged double-glazed windows, the garden room seamlessly brings the greenery of the rear garden indoors and provides direct access to the patio terrace. A separate dining room also benefits from double doors leading out to the patio, creating an ideal setting for entertaining.





The contemporary breakfast kitchen is fitted with a stylish range of base and eye-level units complemented by quartz worktops, integrated appliances and a Quooker boiling water tap. A generous utility room provides internal access to the garage and a downstairs WC. Beyond the kitchen lies a further versatile family room, currently arranged as a study and snug, but equally suited as a playroom, with double doors opening onto the patio.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room. The family bathroom is fitted with both a bath and a separate shower.

The second floor offers two additional bedrooms, useful eaves storage and stunning elevated views across the surrounding countryside.

Externally, the property is set within established gardens to both the front and rear. The front elevation features a gated driveway and single garage, while the south facing rear garden boasts a generous raised patio - perfect for outdoor dining and entertaining against a picturesque rural backdrop.

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 5PX

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band G

EPC RATING

Current - D

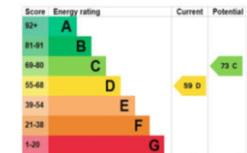


Total floor area 220.2 sq.m. (2,370 sq.ft.) approx

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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