



**GASCOIGNE
HALMAN**

THE STABLES, STRETTON ROAD, APPLETON

THE AREAS LEADING ESTATE AGENT



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A superb coach house extending to over 2,200 sq ft, offering immaculate and beautifully presented accommodation throughout. Set within an exclusive gated courtyard with a double garage, the property enjoys a light and airy feel, featuring generous bedrooms and two luxurious full bathroom suites.

In brief, the accommodation comprises an entrance vestibule with access to the double garage, stairs lead to a bright hallway with useful storage and several ceiling skylights. The vaulted-ceiling lounge and dining room features double doors opening to a Juliet balcony that enjoys stunning long-range countryside views. The separate kitchen is well appointed with a range of integrated appliances, while three double bedrooms are served by two stylish bathroom suites, each with both bath and separate shower.





Externally, the property benefits from an electric doored, double garage and a private walled patio, offering an ideal space for outdoor dining and entertaining.

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 4SG

TENURE

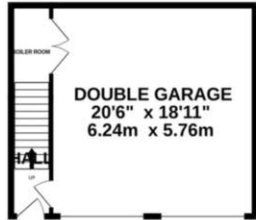
Leasehold - 999 years from 1 March 2005

LOCAL AUTHORITY

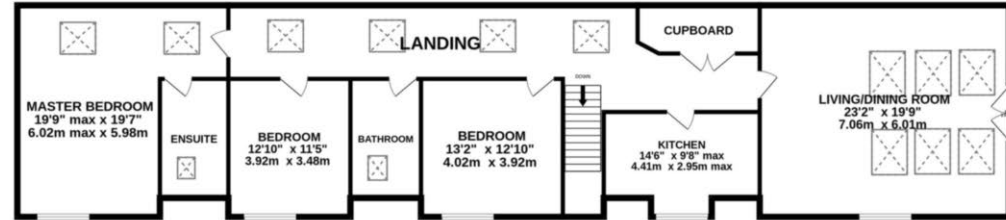
Warrington Borough Council - Council Tax Band C



GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.

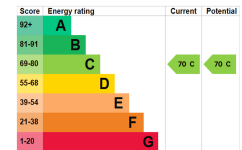


1ST FLOOR
1780 sq.ft. (165.4 sq.m.) approx.



TOTAL FLOOR AREA : 2226 sq.ft. (206.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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