



**GASCOIGNE
HALMAN**

11 WADE AVENUE, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A beautifully presented four-bedroom detached freehold family home, occupying a sought-after residential location just moments from Stockton Heath village. Finished to an exceptional standard throughout, this impressive home offers stylish, contemporary living with spacious accommodation, a recently refitted kitchen, landscaped rear garden, integral garage, and excellent access to highly regarded schools, local amenities and transport links.

Upon entering the property, you are welcomed by a spacious entrance hallway, creating an inviting first impression. The hallway provides access to the downstairs WC and the integral garage, offering practicality for modern family living.

The generous living room is flooded with natural light and has been tastefully styled to create a warm and relaxing space. A bespoke contemporary media wall incorporating a feature electric fireplace and illuminated display shelving provides an impressive focal point, making this an ideal room for both everyday living and entertaining.

To the rear of the property is the stunning, recently refitted kitchen/dining room. Beautifully designed with an extensive range of shaker-style cabinetry, quality integrated appliances and complementary work surfaces, the kitchen combines style with functionality. A central breakfast bar peninsula provides additional seating and preparation space, perfect for casual dining or socialising, while subtle LED feature lighting enhances the modern finish. There is ample room for family dining, a useful under-stairs storage cupboard, and French doors opening directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. Completing the ground floor is a separate utility room with additional storage and external access to the side of the property.

The first floor offers four well-proportioned bedrooms, making the property ideal for growing families. The principal bedroom benefits from a range of fitted wardrobes together with a contemporary en-suite shower room. The remaining three bedrooms are served by a stylish family bathroom, complete with a modern white suite and shower over the bath.





Externally, the property enjoys excellent kerb appeal with an attractive lawned front garden, a driveway providing off-road parking for two vehicles, and an integral single garage. To the rear, the garden has been thoughtfully landscaped to create a fantastic low-maintenance outdoor space. Featuring an artificial lawn, raised decking seating area and an impressive glass-covered pergola, it offers the perfect setting for outdoor dining, entertaining guests, or simply relaxing throughout the year.

Situated within a highly desirable residential development, this exceptional home is conveniently positioned close to excellent local schools, everyday amenities, scenic walks and superb transport connections, while the vibrant village of Stockton Heath-with its renowned restaurants, cafés, boutique shops and bars-is just a short distance away.

Early viewing is highly recommended to fully appreciate the quality of finish, generous accommodation and outstanding family lifestyle this beautiful home has to offer.

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 6FW

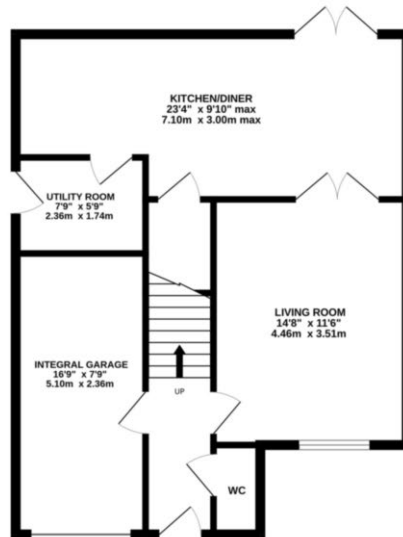
TENURE

Freehold

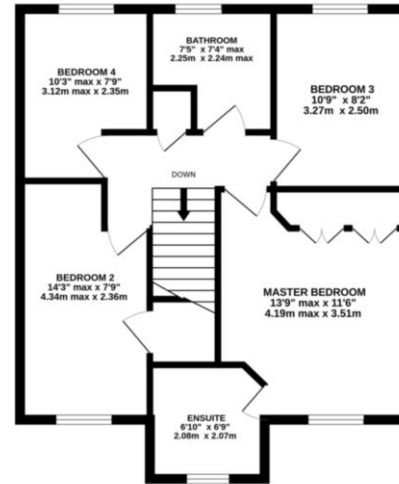
LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band E

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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