



**GASCOIGNE
HALMAN**

3 PENNYPLECK DRIVE, APPLETON THORN,
WARRINGTON

THE AREAS LEADING ESTATE AGENT

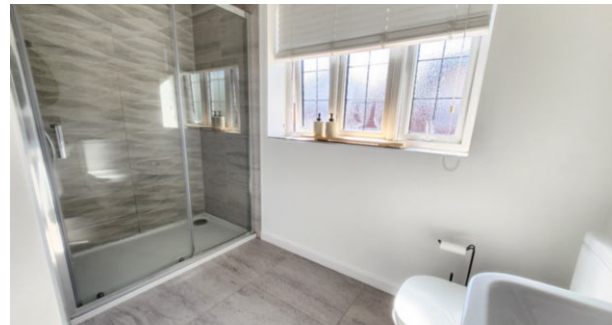


3 PENNYPLECK DRIVE, APPLETON THORN, WARRINGTON

A beautifully presented three-bedroom detached home enjoying stunning views over the green to both the front and side. Located on a highly sought-after development in Appleton Thorn, this exceptional property offers immaculate accommodation throughout, an attractive rear garden, and a detached garage.

In brief, the internal layout comprises a welcoming entrance hallway with a downstairs WC, stairs to the first floor, and useful understairs storage. Porcelanosa tiles are fitted throughout the downstairs. The dual-aspect lounge is bright and spacious, featuring windows overlooking the green and a stylish tiled floor. The kitchen/diner is fitted with a contemporary range of high-gloss units and integrated appliances, with double doors opening onto the rear patio laid with porcelain tiles, and garden, which is ideal for indoor-outdoor living.





Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room. A family bathroom completes the first-floor accommodation.

Externally, the property offers driveway parking to the rear, leading to a detached garage. The rear garden is mainly laid to lawn and features a generous patio area, perfect for outdoor dining and entertaining.

Having been recently professionally painted, and panelling added, the property is in ready to move into condition. A truly stunning home set within a picturesque 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 4FZ

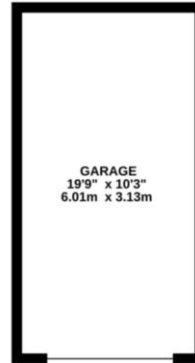
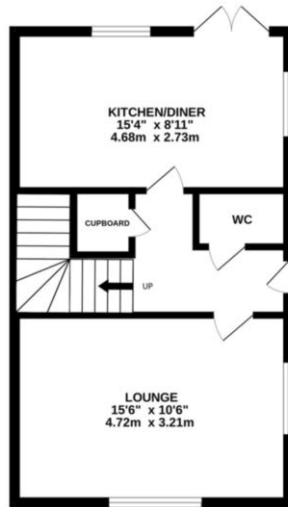
TENURE

Freehold - Estate Charge £230.00 PA

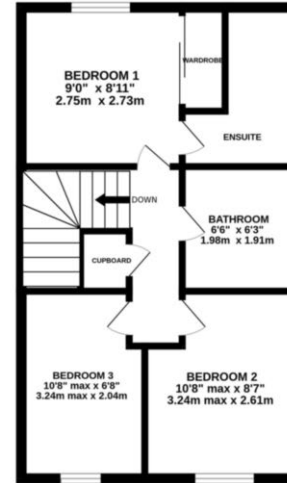
LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band D

GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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