



**GASCOIGNE
HALMAN**

89A GREENFIELDS AVENUE, APPLETON,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A truly stunning four bedroom detached canal side residence, offering generous internal accommodation, extensive gardens, and gated frontage in an exceptionally convenient yet picturesque setting. Rarely does a property of this calibre come to market, combining spacious family living with the unique appeal of direct canal side access and mooring.

The accommodation briefly comprises an entrance hallway featuring useful understairs storage cupboards and a convenient downstairs WC. The spacious main lounge provides an inviting living space, complete with a feature gas fire and double doors opening into a versatile second reception room. This additional living area enjoys direct access to the raised patio through double doors, creating an effortless flow between indoor and outdoor spaces.

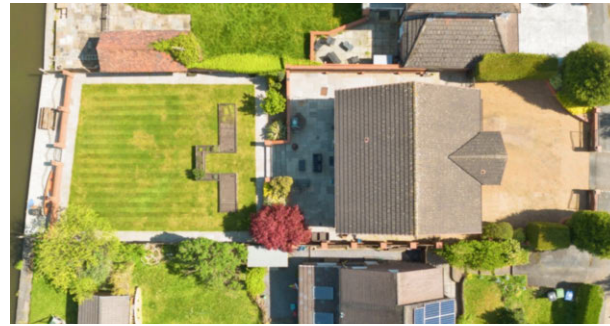
At the heart of the home is a superb open plan kitchen/diner, thoughtfully designed for both everyday family life and entertaining. The kitchen is fitted with a high quality range of solid wood cabinetry, complemented by granite work surfaces and a central island, while a further set of double doors opens directly onto the patio area.

To the first floor, the property offers four well proportioned bedrooms. The impressive principal bedroom benefits from a walk-in wardrobe and a stylish en-suite shower room. The remaining bedrooms are all generously sized and are served by a family bathroom, featuring a freestanding bath and separate shower enclosure.

Externally, the property is accessed via wrought iron gates, leading to a private driveway providing ample off-road parking and access to the integral garage. Secure lockable gates on both sides of the property lead to the exceptional rear garden. A raised flagged patio offers the perfect space for outdoor dining and entertaining, with steps leading down to an expansive lawned garden. Beyond this, direct access to the canal side mooring creates a truly special setting, offering additional waterside space to relax, dine, and enjoy the peaceful surroundings.

This is a rare opportunity to acquire an exceptional canal side home that perfectly balances idyllic waterside living with excellent convenience.





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

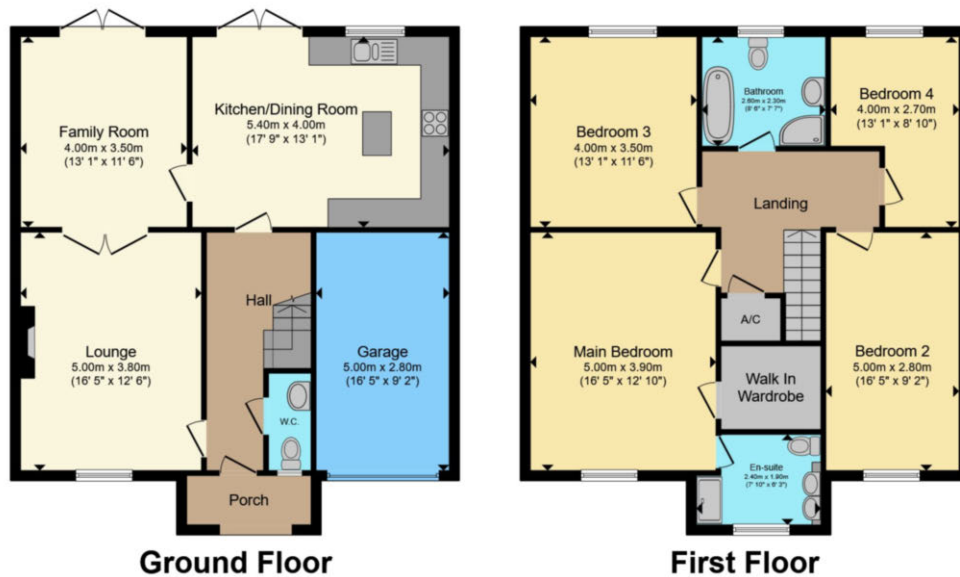
SatNav: WA4 3BT

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band E



Ground Floor

First Floor

Total floor area 169.7 sq.m. (1,827 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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