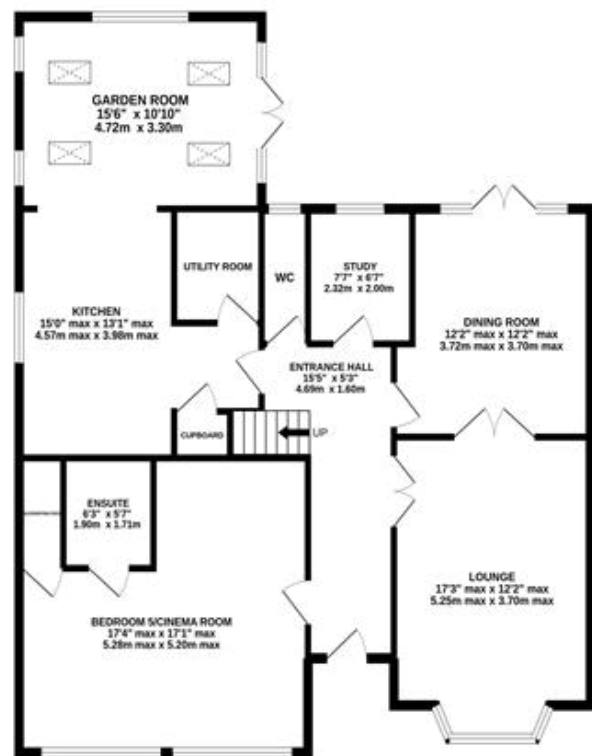
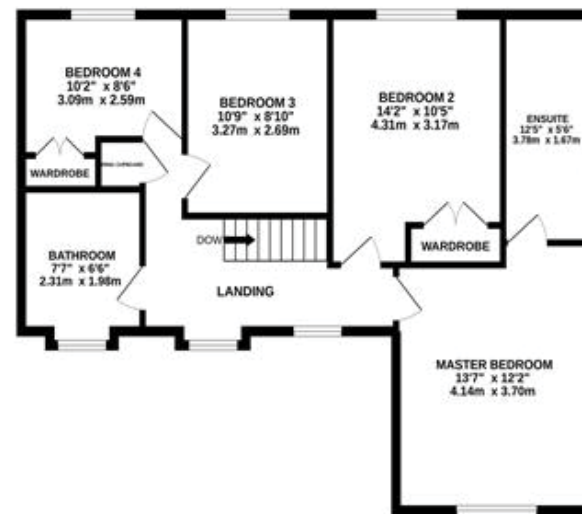


26 STONEACRE GARDENS
 Appleton
OFFERS OVER
£675,000

GROUND FLOOR
 1204 sq.ft. (111.8 sq.m.) approx.



1ST FLOOR
 765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 1969 sq.ft. (182.9 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2022



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Stockton Heath

29, Walton Road, STOCKTON HEATH WA4 6NJ

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EXTENDED BEAUTIFULLY PRESENTED DETACHED in a sought after prime location in Appleton. Property comprises entrance hallway, cloakroom WC, lounge, dining room, STUDY, light and airy dining kitchen served by utility room and open into the garden room which leads out onto the rear garden. DOWNSTAIRS 5th BEDROOM/ CINEMA ROOM with Porcelanosa shower room,. To the first floor FOUR BEDROOMS with en-suite to the master bedroom and a separate family bathroom. SOUTH FACING REAR PRIVATE GARDEN, patio and decked seating area. Driveway to the front for two cars.

GASCOIGNE HALMAN

- SOUGHT AFTER LOCATION
- FOUR/FIVE BEDROOMS
- THREE BATH/SHOWER ROOMS
- UTILITY ROOM & DOWNSTAIRS WC

- BEAUTIFULLY PRESENTED
- SOUTH FACING PRIVATE GARDEN
- OPEN PLAN DINING KITCHEN INTO GARDEN ROOM
- FOUR RECEPTION ROOMS

**OFFERS OVER
£675,000**

26 STONEACRE GARDENS

Appleton



DESCRIPTION

A fantastic opportunity to acquire this fabulous family home which is presented to a high standard throughout and offers flexible accommodation. With laid to lawn garden to the front and driveway providing off road parking. The private South facing rear garden backing onto Woodland is mainly laid to lawn with established trees, bushes and shrubs, also decked seating area and flagged patio. The entrance hall leads to the lounge to the front with bay window, inset modern fireplace and french doors into the dining room also with french doors leading out onto the garden. Study room and cloakroom WC, then into the kitchen with recently fitted wooden flooring

opening into the garden room with skylight windows giving a light and airy space overlooking the garden. Conversion to the front to provide a cinema room/guest bedroom with Porcelanosa fitted en-suite. Four bedrooms to the first floor with a family bathroom. The master bedroom benefits from a large four piece en-suite.

LOCATION

Appleton is one of the areas leading locations with Stockton Heath not far away which 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

From our office in Stockton Heath turn right onto London Road continue to Owens corner and at the roundabout take

the first exit onto Longwood Road continue to the next roundabout and again take the first exit then turn right into Stoneacre Gardens.

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Warrington Borough Council Tax Band G

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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