



**GASCOIGNE
HALMAN**

286 LONDON ROAD, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



286 LONDON ROAD, APPLETON, WARRINGTON

A well presented detached home occupying an elevated position on London Road in the highly regarded Appleton area. The property offers well-proportioned accommodation extending to approximately 1,609 sq ft, complemented by a detached garage, driveway parking and particularly attractive mature gardens. Ideally positioned for access to Warrington, Stockton Heath and the surrounding Cheshire villages, the property is also conveniently placed for the area's excellent transport links, including the M56 and wider motorway network. Warrington Golf Club is close by, adding to the appeal of this established and sought-after location.



The accommodation is approached via a welcoming entrance hallway with stairs rising to the first floor. The generous living room is positioned to the front of the property and features a large bay window, attractive fireplace and excellent proportions, providing a comfortable principal reception space. To the rear is a separate family room, again enjoying views over the gardens and providing a versatile additional reception room with double doors to the rear patio. The kitchen is fitted with a range of traditional-style wall and base units, complemented by contrasting work surfaces, tiled flooring and a useful breakfast bar. With space for appliances and a good degree of natural light, plus access through to the adjoining utility room. The utility room benefits from work surfaces and space for laundry facilities plus a door providing direct access to the rear garden. Also positioned on the ground floor is a well-proportioned home office which could also be used as a bedroom making the property particularly suited to a wide range of buyers. A downstairs WC completes the main living accommodation.



OVERVIEW

Elevated position with attractive open outlook

Generous accommodation measuring 1,609 sq ft

Two reception rooms plus versatile home office

Spacious landscaped gardens with mature planting

Detached garage and driveway parking

Convenient access to major transport links

Close to Warrington Golf Club

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To the first floor are two exceptionally spacious bedrooms plus a well-appointed family bathroom featuring a panelled bath, separate shower enclosure, WC, wash hand basin and heated towel rail. Useful storage areas are also incorporated into the first-floor accommodation.

Externally, the property is particularly impressive. Being set on an elevated position, the house enjoys an attractive outlook and a sense of privacy. The front is approached via a driveway providing ample off-road parking and access to the detached garage. The rear garden is a real feature of the property, with extensive paved seating and entertaining areas leading onto beautifully maintained lawns. Mature planted borders, established trees and shrubs create a wonderfully private and secluded setting, while the tiered nature of the garden makes excellent use of the elevated position.

Overall, this is a well-proportioned and thoughtfully arranged detached home offering generous accommodation, excellent outside space, a detached garage and an enviable position close to Warrington Golf Club, whilst remaining convenient for Warrington town centre, Stockton Heath and the region's major transport links.







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 5DR

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band F



FLOOR PLAN & EPC

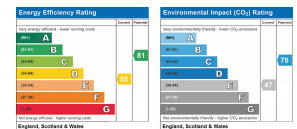


TOTAL: 1609 sq. ft, 149 m2
Ground floor: 792 sq. ft, 74 m2, 1st floor: 553 sq. ft, 51 m2
GARAGE: 218 sq. ft, 20 m2,
EXCLUDED AREAS: LOW CEILING: 122 sq. ft, 12 m2, STORAGE: 41 sq. ft, 3 m2,

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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