



**GASCOIGNE
HALMAN**

227 WILDERSPOOL CAUSEWAY, WARRINGTON

THE AREAS LEADING ESTATE AGENT

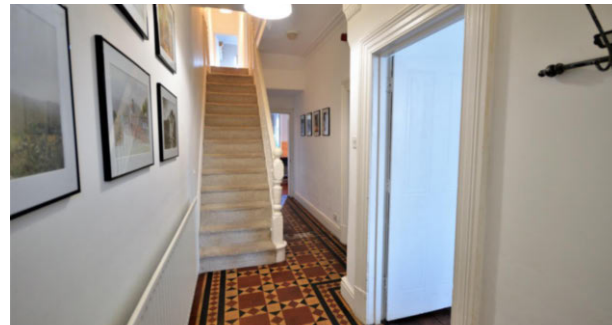


227 WILDERSPOOL CAUSEWAY, WARRINGTON

An excellent and spacious family home, ideally situated within easy reach of Stockton Heath Village and Warrington Town Centre. This elegant late Victorian property forms part of an attractive terrace and retains a wealth of charming period features, including an attractive 'Minton' tiled floor to the entrance hallway, along with original coving and cornicing.

The well-proportioned accommodation briefly comprises an entrance vestibule leading into a welcoming hallway. To the front elevation is a bright and inviting lounge with bay window, complemented by a separate family room and a generous dining kitchen, served by a utility room and a ground floor cloakroom/WC with shower.





To the first floor, a spacious landing provides access to four well-sized bedrooms and a superb family bathroom featuring a classic roll-top bath.

Externally, the property benefits from a walled and gated frontage, while to the rear there is a low-maintenance flagged courtyard garden. A roller shutter door provides secure rear access and the option of off-road parking, if required.

Ideally positioned close to the amenities, restaurants and schools of Stockton Heath Village, this charming and characterful home must be viewed to be fully appreciated.

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 6QE

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band C

GROUND FLOOR
828 sq ft, (77.0 sq m) approx.



1ST FLOOR
727 sq ft, (67.5 sq m) approx.



TOTAL FLOOR AREA: 1555 sq ft, (144.5 sq m) approx.
Measurements are approximate. See to site. Illustrative purposes only.
Based on drawings (2022)

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