



**GASCOIGNE
HALMAN**

2 TUNNEL END, DUTTON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A rare opportunity to acquire this distinctive four-bedroom semi-detached home, enviably positioned in a peaceful semi-rural setting at the end of a private lane in the sought-after village of Dutton. With the picturesque Trent and Mersey Canal quite literally on your doorstep, this charming property combines idyllic countryside living with exceptionally versatile and surprisingly spacious accommodation throughout.

Occupying a generous plot with spectacular landscaped gardens to the rear, the property offers an abundance of character and flexible living space ideally suited to modern family life.

The accommodation briefly comprises a welcoming and spacious living room positioned to the front of the property, featuring two attractive fireplaces, hardwood flooring, and a staircase rising to the first floor. Beyond, the home opens into a superb open-plan kitchen, lounge and dining area - a wonderful sociable space ideal for both everyday living and entertaining. Double doors open directly onto the rear patio, seamlessly connecting the indoor and outdoor spaces. A side porch provides access to the convenient downstairs WC.

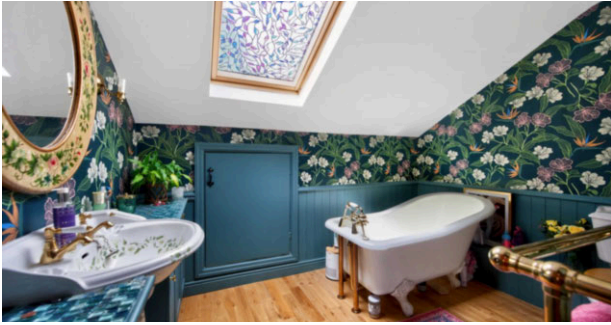
The kitchen is beautifully appointed with shaker-style cabinetry complemented by quartz work surfaces, a double Belfast sink, and integrated dishwasher, creating a stylish yet practical heart of the home.

To the rear of the property is a highly versatile room currently utilised as a ground floor bedroom, complete with vaulted ceiling and en-suite shower facilities. This flexible space could equally serve as a guest suite, home office, studio, or additional reception room depending on individual requirements.

To the first floor are three well-proportioned bedrooms together with a beautifully presented family bathroom featuring a freestanding clawfoot bath, adding to the home's character and charm. A fixed staircase rises to a useful loft room which is fully floored and benefits from power points, ceiling spotlights, and Velux windows, offering excellent additional storage or hobby space.

Externally, the property truly excels. The stunning rear gardens have been thoughtfully designed to provide a variety of spaces for entertaining, relaxing, gardening, children's play, and exploration. Features include raised decked seating areas, a substantial greenhouse, and a versatile garden room which could serve as a home office, studio, or gym, alongside a separate sauna.

This exceptional home offers a unique lifestyle opportunity in a truly special location, and only an internal viewing will fully reveal the charm, versatility, generous proportions, and outstanding outdoor spaces on offer.



LOCATION

Dutton is conveniently located for the M56, and lies equidistant between Stockton Heath, Frodsham and Northwich. The area enjoys excellent connectivity, with Liverpool, Manchester and Warrington all within easy reach, as well as both Liverpool and Manchester airports and national rail links.

The village is well served by education at all levels, with both state and private options nearby, including The Grange and Cransley schools, easily accessible by bus or car.

A traditional farming community, Dutton sits in the heart of some of Cheshire's most attractive and productive countryside. The surrounding area offers excellent opportunities for riding, cycling, and walking, with a wide range of outdoor pursuits close at hand.

DIRECTIONS

SatNav: WA4 4LA

TENURE

Leasehold - 250 years from 18 December 2002 - One Peppercorn

LOCAL AUTHORITY

Cheshire West and Cheshire Borough Council - Council Tax Band D

FLOORPLAN & EPC



Total floor area 171.8 sq.m. (1,849 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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