



**GASCOIGNE
HALMAN**

22 AMBERLEIGH CLOSE, APPLETON THORN

THE AREAS LEADING ESTATE AGENT



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A four-bedroom, two-bathroom detached family home, peacefully tucked away at the end of a quiet cul-de-sac within the highly sought-after village of Appleton Thorn. Enjoying an enviable position with open-aspect views across neighbouring fields to the side and rear, the property presents an excellent opportunity for a purchaser to modernise and create a home tailored to their own tastes and requirements.

The accommodation begins with an entrance porch leading into the entrance hallway with staircase rising to the first floor. To the front of the property, a generous bay-fronted lounge enjoys attractive views over the front garden and features a gas living-flame fireplace as a focal point. An open archway leads through to the dining room, creating an ideal space for family gatherings and entertaining. Beyond, the conservatory provides a pleasant garden outlook and an abundance of natural light, bringing the outside in throughout the seasons.

The kitchen is complemented by a separate utility room, offering additional practicality and storage, while a convenient ground-floor WC completes the downstairs accommodation.

To the first floor, there are four bedrooms, including a principal bedroom with en-suite shower room. A family bathroom serves the remaining bedrooms, while a range of built-in wardrobes and storage cupboards provide excellent everyday functionality.

While the property has been well maintained over the years, it would now benefit from a programme of cosmetic updating. As such, it represents an exciting opportunity for buyers seeking a home with genuine potential to modernise, enhance and add value, creating a bespoke family residence in a desirable setting.





Externally, the property is set back from the cul-de-sac behind a well-established front garden, with a driveway providing off-road parking and access to the integral single garage. Gated access to both sides of the house leads to the landscaped rear garden, which is predominantly laid to lawn with mature borders and patio seating areas ideal for outdoor dining and entertaining. Backing onto open fields, the garden enjoys a peaceful and private atmosphere, making it a wonderful space to relax and enjoy the surrounding countryside views.

LOCATION

Appleton Thorn village along with the wider Stockton Heath and South Warrington areas boast 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 and Liverpool International Airports can be reached normally in about twenty to thirty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

SatNav: WA4 4TD

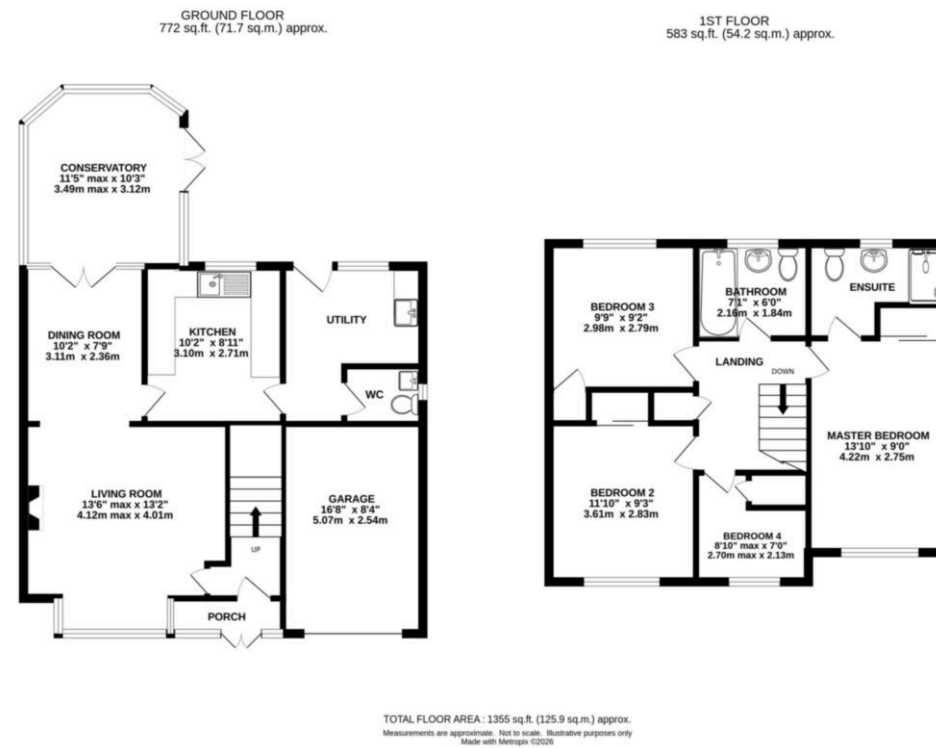
TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band E

FLOORPLAN & EPC



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