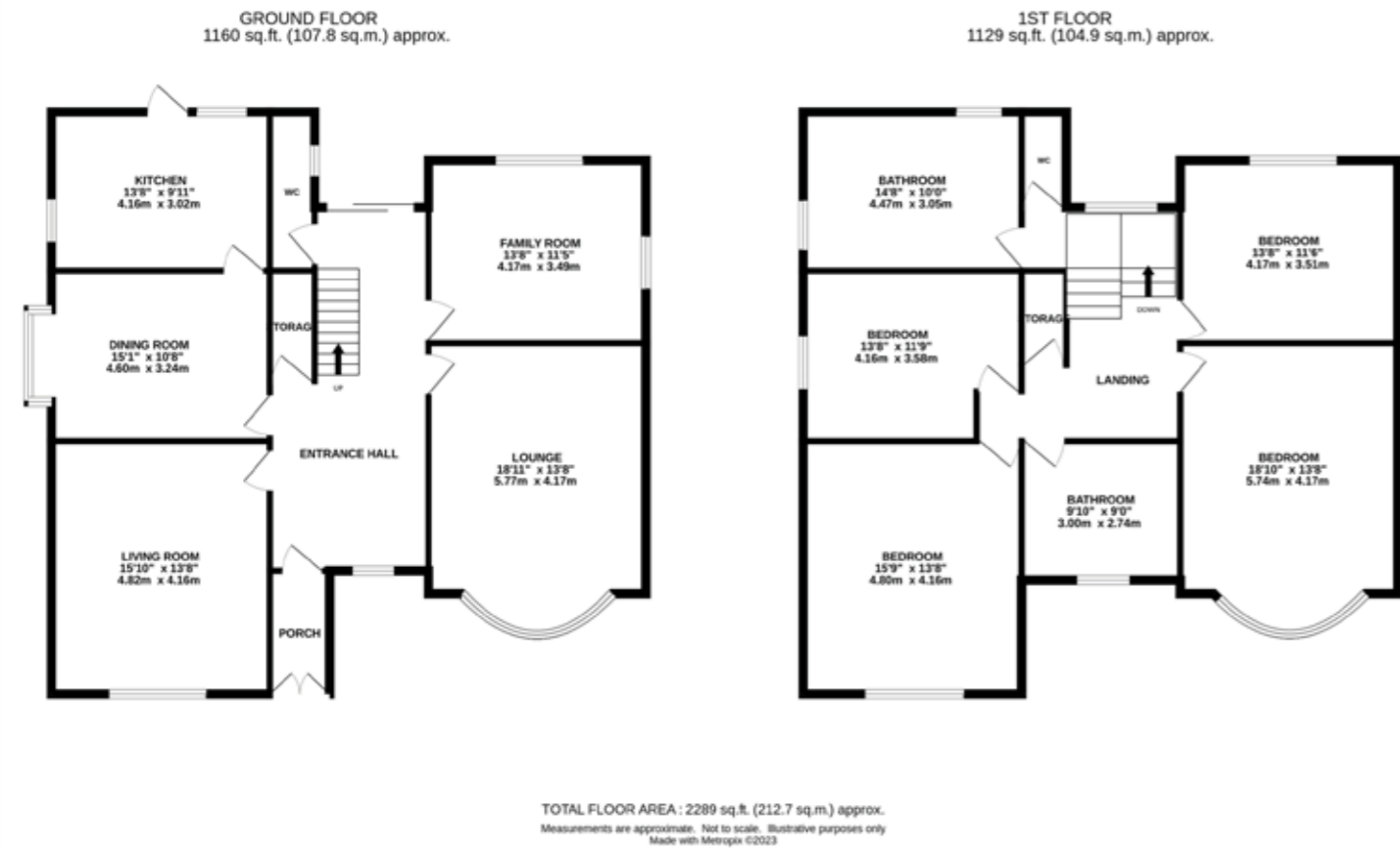


**187 LONDON ROAD**  
 Appleton  
**£1.0 MILLION**



**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  
 01925 860400 stocktonheath@gascoignehalman.co.uk

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

Sat on a freehold 1/2 acre plot is a fantastic opportunity to purchase this substantial detached home in need of full renovation or subject to local planning, to demolish and rebuild 1 (or more) new houses.

- Freehold 1/2 acre plot
- 240 ft London Road frontage
- Four Bedroom Detached House in need of full renovation

- Four Reception Rooms
- Circa 2300 sq ft
- Potential Building Plot (subject to planning)

**£1.0 MILLION**

**187 LONDON ROAD**

Appleton



With a 240 ft walled frontage onto London Road, the property is accessed by a wrought iron gateway with original stone posts. Internally the property is circa 2300 sq ft and boasts four reception rooms, 4 bedrooms and 2 bathrooms. Externally the private plot is surrounded by mature trees with a driveway which once swept around to a garage to the rear. To arrange a visit or for further information please contact the office.

**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**

SAT NAV: WA4 5BX

**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 BC - 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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