



**GASCOIGNE
HALMAN**

28 NEWLANDS ROAD, STOCKTON HEATH

THE AREAS LEADING ESTATE AGENT



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Situated on a good sized plot in a popular location is this three bedroom semi detached home. The accommodation currently internally comprises entrance hallway with storage cupboard and stairs to the first floor. A large lounge and dining room with windows to both the front and rear. A separate kitchen has a door to the garden. To the first floor there is a large landing area whilst three bedrooms are serviced by the main bathroom, with two having built in wardrobes.

Externally the property has driveway parking to the front which leads to the detached garage, whilst to the rear is a good sized lawned garden with mature hedgerow and borders.

In need of modernisation the property allows for a buyer to put their own stamp on an affordable home which has potential (subject to planning) to extend onto the large side plot where the detached garage currently stands.





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 2DS

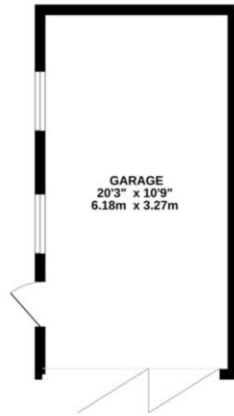
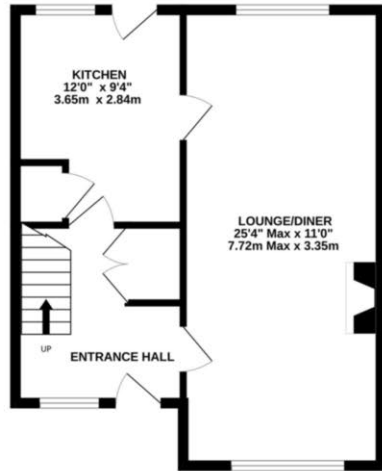
TENURE

Leasehold
885 Years Remaining
£12 Per Annum

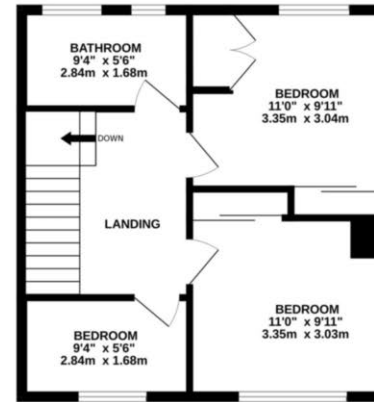
LOCAL AUTHORITY

Warrington BC - Tax Band C

GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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