



**GASCOIGNE
HALMAN**

119 CHESTER ROAD, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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Beautifully presented bay fronted Victorian Terrace in a convenient location in Walton. Comprising entrance hallway two reception rooms and a family dining kitchen served by utility room. Three bedrooms and a family bathroom to the first floor. Storage cellar. Lovely rear garden. Conveniently located for Stockton Heath and Warrington town centre.



This wonderful mid terrace home is tastefully decorated creating a welcoming feel and offers flexible accommodation. Gated access with privets to the front the property is accessed through a porch into the hallway with formal lounge to the front and further cozy sitting room to the rear. Hallway also leads to the dining kitchen with handy utility room. There are three bedrooms to the first floor and a handy cellar providing ample storage. Pleasant rear courtyard garden.



DIRECTIONS

SAT NAV - WA4 6ET

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.

TENURE

Leasehold
879 Years Remaining

LOCAL AUTHORITY

Warrington BC - Tax Band B



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.

STOCKTON HEATH OFFICE

01925 860400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath WA4 6NJ

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