



**GASCOIGNE
HALMAN**

432 CHESTER ROAD, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A fantastic opportunity to purchase a good size end of terrace property. Situated over three floors with FOUR bedrooms, TWO large reception rooms, a dining kitchen, UTILITY and DOWNSTAIRS SHOWER ROOM. Lovely GARDEN to the rear. ALLOCATED PARKING.



A lovely, well presented end of terrace property situated in a convenient location. Briefly comprising a warm and welcoming entrance hallway, good size reception room with bay window to the front, a lounge and an excellent size dining kitchen, shower room and utility room off the kitchen. To the first floor are three bedrooms (2 double, 1 single) and a bathroom, and to the second floor a further double bedroom with fitted wardrobes. Externally there is a pretty lawned garden to the front and to the rear is a gorgeous garden with a pergola and a patio area. The property also features allocated parking to the rear.



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 6ES

TENURE

Leasehold
2109 years remaining

LOCAL AUTHORITY

Warrington BC - Tax Band C



TOTAL FLOOR AREA: 1494 sq.ft. (138.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustration purposes only.
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