



**GASCOIGNE
HALMAN**

APARTMENT 15, BIRCHDALE COURT, BIRCHDALE
ROAD, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



APARTMENT 15, BIRCHDALE COURT, BIRCHDALE ROAD, APPLETON, WARRINGTON

Situated in a hugely popular location a short walk from Stockton Heath village with all its amenities is this three bedroom and two bathroom ground floor apartment. Benefiting from spacious accommodation throughout the apartment is well presented and has stunning surrounding gardens with two allocated spaces plus visitor parking.

In brief the accommodation on offer comprises entrance hallway with access to each room and a useful storage cupboard, double doors lead to the large bay fronted lounge whilst a separate kitchen diner has been fitted with a matching range of base and eye level units with granite work surfaces and a tiled splashback plus integrated appliances including fridge/freezer, dishwasher, oven, gas four ring hob and extractor fan hood.





Three bedrooms with fitted furniture. The master bedroom has an en-suite shower room whilst a main bathroom with bath and separate shower completes this wonderful apartment which is sold with NO ONWARD CHAIN.

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 5AW

TENURE

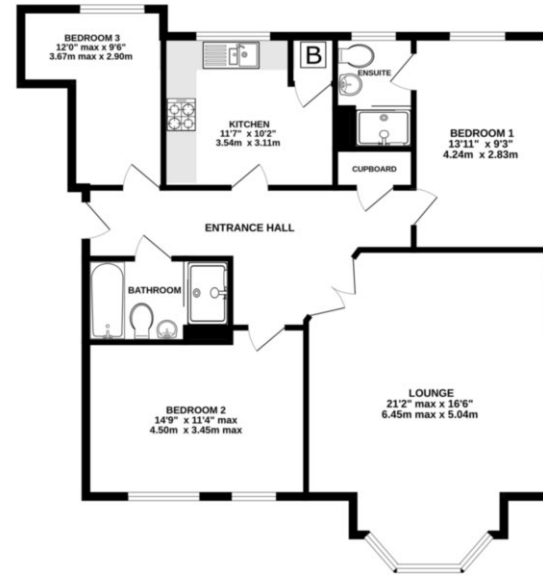
Leasehold - 999 years from 2005 - £300 per annum

Service Charges - £2400 per annum

LOCAL AUTHORITY

Warrington BC - Tax Band D

GROUND FLOOR
1052 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA: 1052 sq.ft. (97.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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