



**GASCOIGNE  
HALMAN**

60 JAMESTOWN AVENUE, GREAT SANKEY,  
WARRINGTON

THE AREAS LEADING ESTATE AGENT

A four bedroom townhouse situated in the ever popular location of Chapelford with Warrington West train station a short walk away. With a ground floor garage and with access straight out from the kitchen to the rear garden makes this a unique townhouse and one which would suit a wide range of buyers.

In brief the internal accommodation on offer comprises entrance hallway with stairs to the first floor. A downstairs WC and access to the garage which is larger than standard and has great potential to be partially converted should a buyer wish to do so.

To the first floor is the kitchen/diner which is fitted with a modern range of units and has ample space for a dining table and chairs with double doors to the rear garden. The separate lounge overlooks Jamestown Avenue and beyond. The fourth bedroom is currently used as a study.

To the second floor there are three further bedrooms with the master having an en-suite shower room and a family bathroom servicing the others.

Externally the property has driveway parking leading to the garage and a lawned front garden

whilst to the rear is an enclosed lawned garden with decking for outside dining.

### LOCATION

Chapelford is an executive development with its own train station, school, gastro pub and shops. Situated on the outskirts of Warrington, the nearby motorway system and train station brings Manchester, Liverpool, Chester etc. within easy commuting distance whilst benefiting from all the amenities Warrington has to offer. Both Manchester and Liverpool International Airports can also be reached easily.

### DIRECTIONS

SAT NAV: WA5 8AD

### TENURE

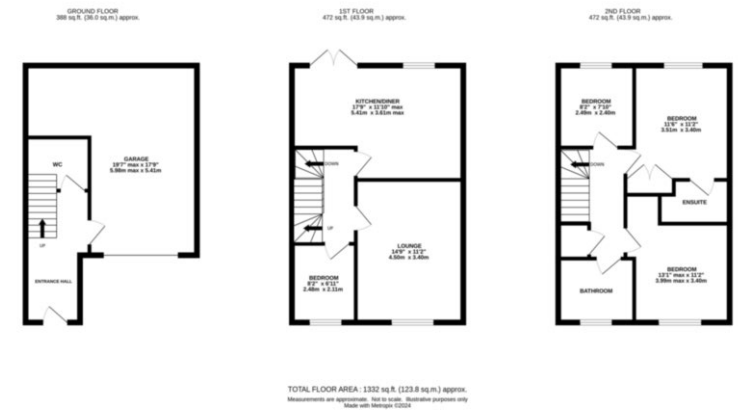
Leasehold - 144 years remaining - £225 per annum

### LOCAL AUTHORITY

Warrington BC - Tax Band D

### EPC RATING

Current - C / Potential - B



## STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, WA4 6NJ

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