



**GASCOIGNE
HALMAN**

10 CLIFTONVILLE ROAD, WARRINGTON

THE AREAS LEADING ESTATE AGENT

This detached property was originally two semi detached properties which have been converted a number of years ago to provide a good size detached house in an excellent plot.

An exciting opportunity to purchase a detached property that offers development potential to create two properties or even an HMO subject to relevant planning permissions. The accommodation currently comprises: two reception rooms, a kitchen and a downstairs bathroom and three double bedrooms to the first floor, one of which could easily be adapted to provide a further bedroom. Externally there are gardens to the front and rear, a garage which is accessed from the back. NO CHAIN

DIRECTIONS

Sat Nav: WA1 4BD

LOCATION

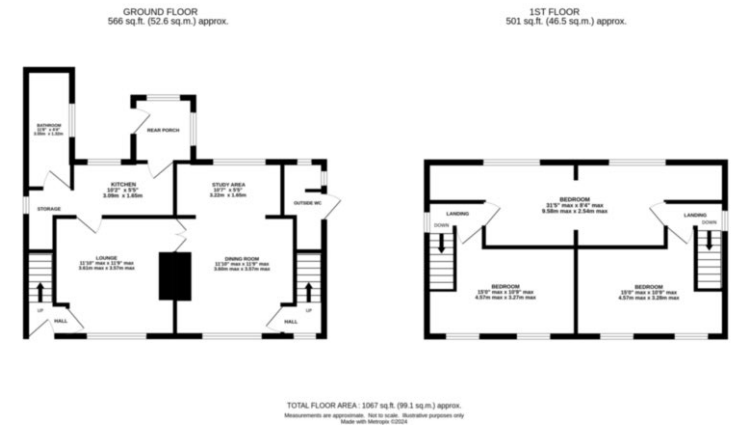
Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Tax Band C



STOCKTON HEATH OFFICE

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