



# **GASCOIGNE HALMAN**

96 GREENALLS AVENUE, WARRINGTON

THE AREAS LEADING ESTATE AGENT

An outstanding Grade II Listed property situated in a much sought after area and within a short distance of Stockton Heath. Located in a quiet and pleasant position with wooded aspect to the front. This two bed roomed cottage offers the highest standard of accommodation and viewing is recommended to fully appreciate its true character.

This attractive garden fronted cottage is situated in an ideal location close to Stockton Heath and Warrington. The house has many features worthy of particular note including the updated, flexible accommodation with entrance hall, two reception rooms both with living flame gas fires, Kitchen with fitted units leads to a bright bathroom fitted with a lovely suite. To the first floor two double bedrooms. Externally there is sunny aspect patio and decked rear garden.

## 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 6RJ

## TENURE

Freehold

## LOCAL AUTHORITY

Warrington BC - Council Tax Band A

## EPC RATING

Current - D (66)

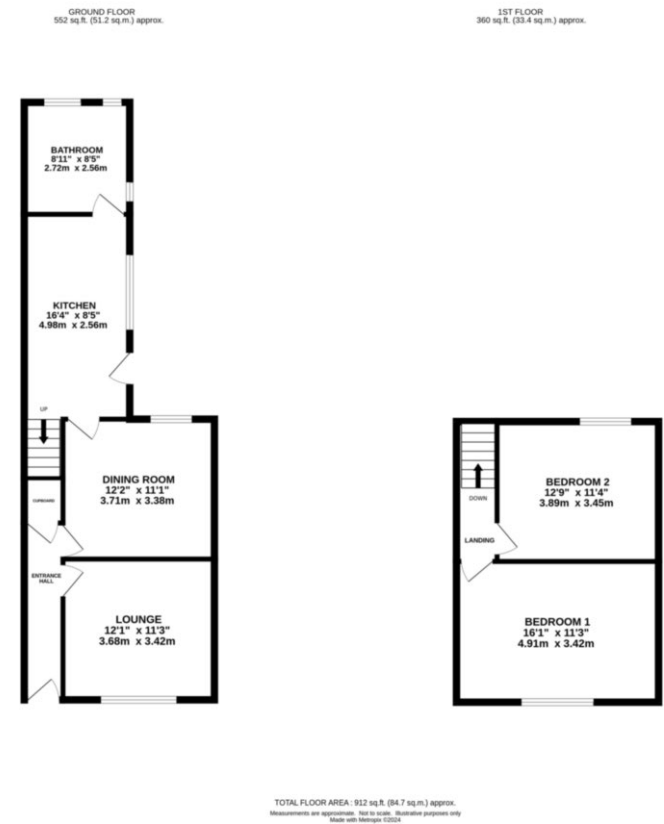
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**GASCOIGNE  
HALMAN**



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