



**GASCOIGNE
HALMAN**

12 GALA CLOSE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT

A modern three bedroom semi detached home perfect for a first time buyer. Benefiting from two bathrooms plus a downstairs WC, the property is well presented throughout with driveway parking and a lawned rear garden.

In brief the accommodation on offer comprises entrance hallway with downstairs WC. A good size lounge to the front with a dining kitchen to the rear. The kitchen is fitted with a high gloss range of base and eye level units with integrated fridge/freezer, oven and gas hob with extractor. The dining area has double doors leading to the rear garden.

To the first floor there are three bedrooms with the master benefiting from fitted wardrobes and an en-suite shower room. A three piece bathroom with further shower over the bath completes the internal accommodation.

Externally the property has driveway parking to the front whilst to the rear is an enclosed rear garden mainly laid to lawn.

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 5BF

TENURE

Leasehold

LOCAL AUTHORITY

Warrington BC - Tax Band D

EPC RATING

Current - B (84)

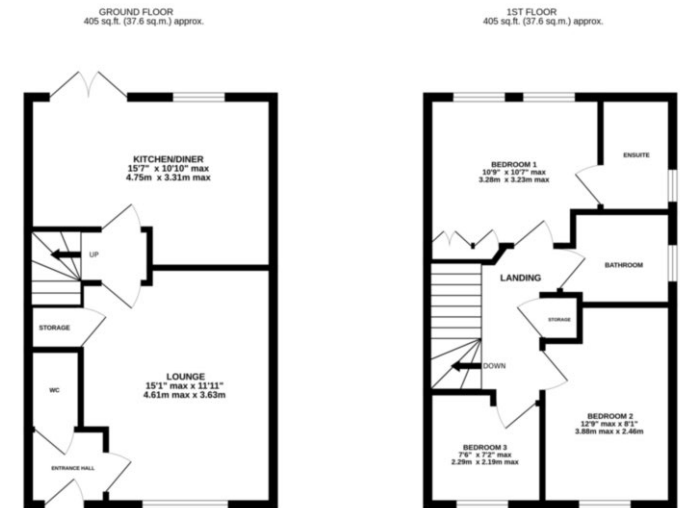
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TOTAL FLOOR AREA: 810 sq. ft. (75.3 sq. m.) approx.
Measurements are approximate. Not to scale. Detailed plans only.
Scale: 1/800 (approx.)

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