



**GASCOIGNE  
HALMAN**

18 JODRELL DRIVE, GRAPPENHALL HEYS,  
WARRINGTON

THE AREAS LEADING ESTATE AGENT

A first floor apartment with two bedrooms and two bathrooms. Sold with no onward chain this apartment also benefits from parking to the rear.

In brief the accommodation comprises entrance hallway with storage cupboard. A large lounge/diner with dual aspect bay windows opens into the fitted kitchen with integrated oven, gas hob, extractor, dishwasher and fridge/freezer. Two double bedrooms are accompanied by a master en-suite plus a main bathroom. Externally there is parking to the rear.

## 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 3HA

## TENURE

Leasehold - 200 years from 2003  
Service Charges - £1552.50 per annum

## LOCAL AUTHORITY

Warrington BC - Tax Band D

## EPC RATING

Current - B (83)

## STOCKTON HEATH OFFICE

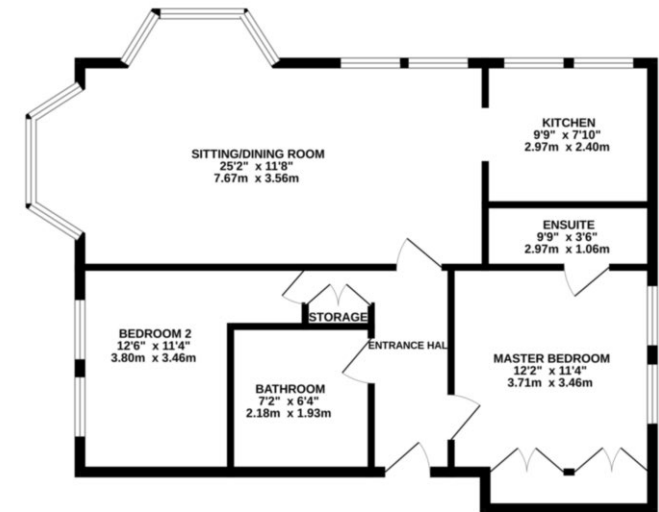
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GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Intended for guidance only.  
Made with SmartDraw 2024

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