



**GASCOIGNE  
HALMAN**

16 TRESHAM DRIVE, GRAPPENHALL HEYS,  
WARRINGTON

THE AREAS LEADING ESTATE AGENT

A first floor two bedroom apartment which has been updated by the current owners to high standard with new kitchen and shower room. The apartment is situated in a quiet location with the benefit of allocated parking.

In brief the accommodation on offer comprises entrance hallway with useful storage cupboard. A good size open plan lounge and dining area with double doors to Juliette balcony. The recently fitted kitchen comes complete with a range of shaker style base and eye level cabinetry with integrated appliances including fridge/freezer, double oven, gas hob, extractor, dishwasher and washing machine. With quartz work surfaces and breakfast bar island. The apartment also benefits from a newly fitted boiler. Two bedrooms both have fitted wardrobing whilst a stunning shower room is fully tiled with walk in shower. Externally the apartment is set within a sought after residential area in Grappenhall Heys with allocated parking behind.

### LOCATION

The area of Grappenhall along with 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 3DU

### TENURE

Leasehold - 979 years remaining (£260 per annum ground rent)  
Service Charges - £1,284 per annum

### LOCAL AUTHORITY

Warrington BC - Tax Band D

### EPC RATING

Current - B (84)

## STOCKTON HEATH OFFICE

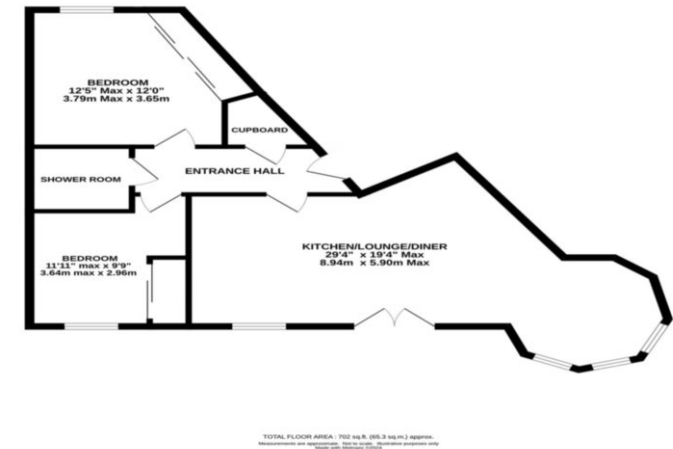
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702 sq.ft. (65.3 sq.m.) approx.



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