



**GASCOIGNE
HALMAN**

103 POWDER MILL ROAD, WARRINGTON

THE AREAS LEADING ESTATE AGENT

A modern four bedroom detached home situated in a popular area with detached garage and good size rear garden.

In brief the accommodation on offer comprises entrance hall with downstairs WC. A good size lounge has windows to the front and side aspects dressed with plantation blinds and opens into the dining room which overlooks the rear garden. A separate kitchen/diner has double doors to the rear patio and is fitted with a matching range of high gloss base and eye level units along with integrated appliances. The kitchen opens into the utility room with space for laundry appliances and a door to the driveway.

To the first floor there are four bedrooms accompanied by a master en-suite shower room and a family bathroom.

Externally the property has a lawned garden to the front with driveway leading down the side of the property to the detached garage. To the rear is an enclosed garden mainly laid to lawn with patio for outside dining.

LOCATION

Warrington, including Stockton Heath village boast 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 1GB

TENURE

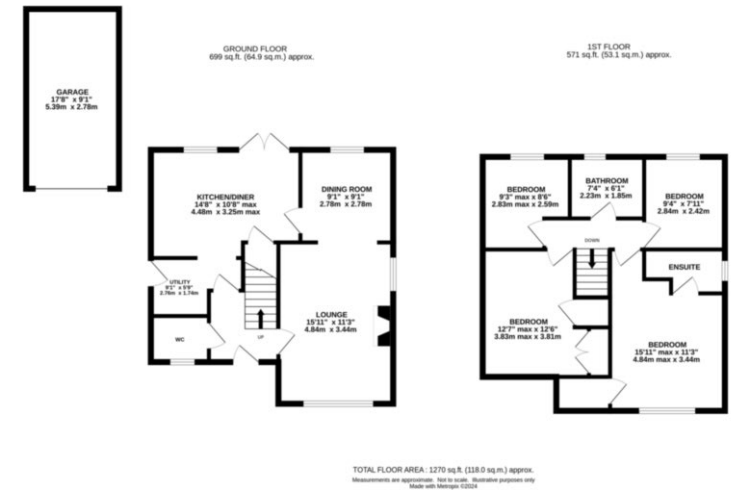
Leasehold - 999 years from 2008

LOCAL AUTHORITY

Warrington BC - Tax Band D

EPC RATING

Current - C (74)



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