



**GASCOIGNE  
HALMAN**

22 WATERBRIDGE COURT, APPLETON, WARRINGTON

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THE AREAS LEADING ESTATE AGENT



## 22 WATERBRIDGE COURT, APPLETON, WARRINGTON

A stunning townhouse with mooring situated on the banks of the Bridgewater Canal. Benefiting from well presented accommodation over three floors the property has a beautiful garden accessed via bi folding doors along with a roof terrace off the first floor lounge. A short walk from Stockton Heath village and all its amenities, the property is at the end of this quiet cul-de-sac and has driveway parking.

In brief the accommodation on offer comprises entrance porch and hallway with downstairs WC. A kitchen/diner spanning the rear of house has bi folding doors to the garden and offers a versatile living area on the ground floor. The garage has been partly converted and now offers storage to the front whilst a utility come shower room is to the rear with understairs pantry.

To the first floor there are two spacious rooms which could be used as bedrooms or reception areas, one of which has sliding doors to the good size roof terrace overlooking the canal.





To the second floor there are two bedrooms with the master having far reaching canal views. The bedrooms are accompanied by a bathroom.

Externally the property benefits from off road parking to the front whilst to the rear is a lawned garden with flowerbed borders and a patio area ideal for outside dining. Finally there is a fenced and gated mooring.

A rare townhouse in this condition and situated in such a convenient location with mooring, therefore a viewing is highly recommended to appreciate all on offer.

### **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**

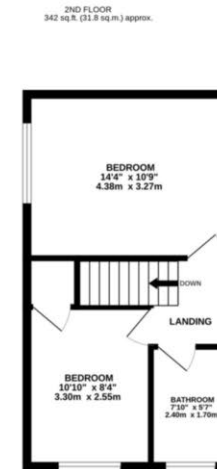
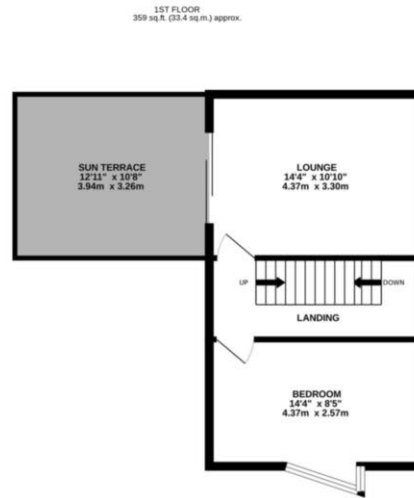
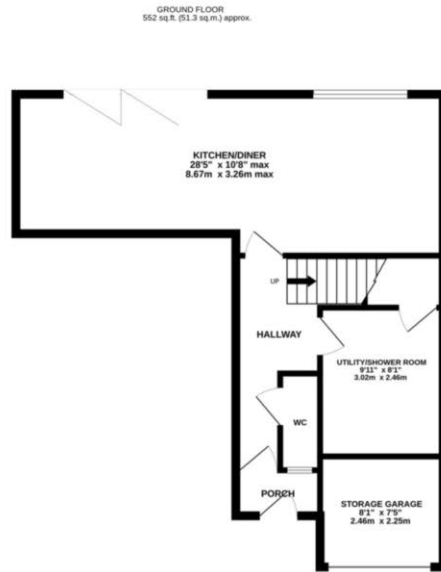
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### **TENURE**

Freehold

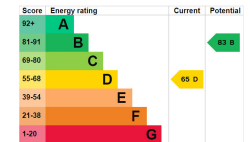
### **LOCAL AUTHORITY**

Warrington BC - Tax Band C



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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