



**GASCOIGNE
HALMAN**

18 RUSSET AVENUE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT

Positioned within a quiet cul-de-sac on the popular Orchard Meadows development by David Wilson Homes, is this three bedroom semi detached home with several years of NHBC warranty still remaining. The property is presented well and has been upgraded by the current owners including new decking and patio in the rear garden.

In brief the internal accommodation comprises entrance vestibule and downstairs WC. A good size lounge with new flooring and a useful understairs storage cupboard. The kitchen is fitted with a range of matching high gloss base and eye level units along with integrated appliances including oven, hob, extractor, dishwasher and fridge/freezer. Double doors give access to the rear garden.

To the first floor there are three bedrooms with a master en-suite shower room and a main bathroom with further shower over the bath.

Externally the property benefits from two driveway parking spaces to the front whilst to the rear is an enclosed garden with composite decking and a relaid patio for outside dining and entertaining.

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 5RR

TENURE

Estate fee - £131.50 p/a

100% Purchase

Freehold

50% Shared Ownership

Leasehold - 990 years from 2022

Rent and service charge - £360.79 p/m

LOCAL AUTHORITY

Warrington BC - Tax Band D

EPC RATING

Current - B (84)

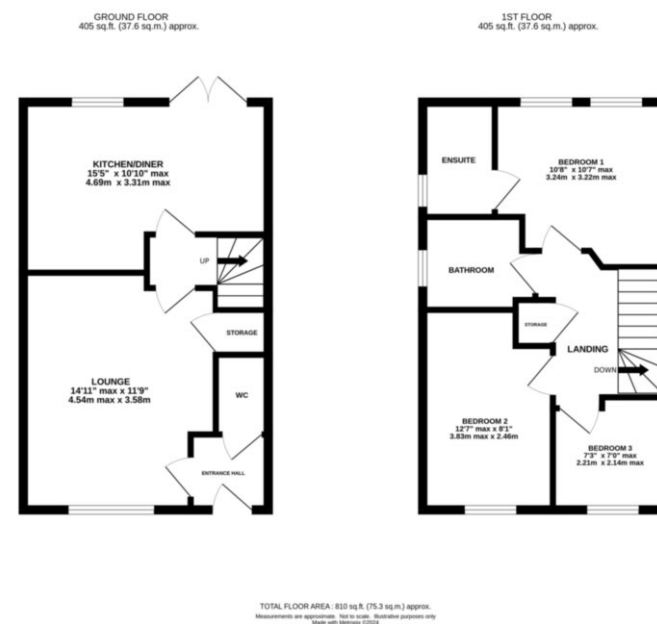
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