



**GASCOIGNE  
HALMAN**

4 NICHOLLS STREET, GRAPPENHALL

THE AREAS LEADING ESTATE AGENT

A three bedroom semi detached property situated on a quiet road yet within easy reach of amenities and transport links. The property offers fantastic potential to extend (subject to permissions) with an enclosed rear garden and garaging.

In brief the accommodation comprises entrance porch and hallway with stairs rising to the first floor along with garage access. The lounge has been extended with a bay to the front elevation making for a spacious reception room. The kitchen and dining room have double doors through to the UPVC conservatory which overlooks the rear garden.

The garage has an up and over electric door, access to the rear garden whilst a downstairs WC completes the ground floor.

To the first floor there are three bedrooms along with a shower room. A pull down ladder provides loft access which is partially boarded and an ideal storage space.

Externally the property has driveway parking and garden to the front whilst to the rear is an enclosed and mature garden which is mainly laid to lawn. The property is also sold with NO ONWARD CHAIN.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

## 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

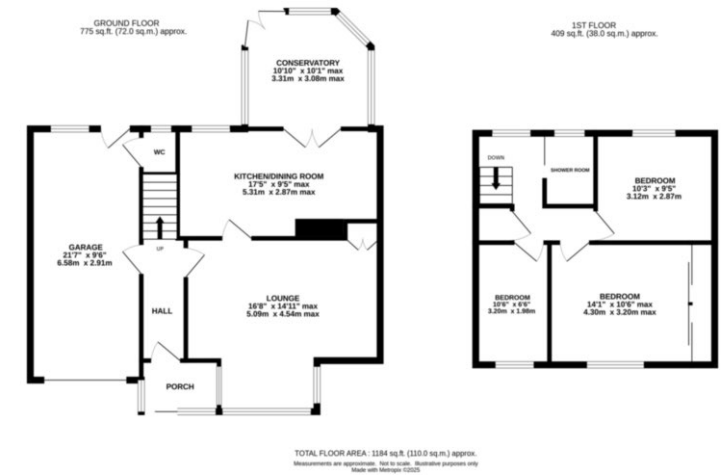
SatNav Purposes: WA4 2PR

## TENURE

Freehold - Subject to Verification by Solicitor

## LOCAL AUTHORITY

Warrington BC - Council Tax Band B



## STOCKTON HEATH OFFICE

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