



**GASCOIGNE  
HALMAN**

98 DUDLOW GREEN ROAD, APPLETON

THE AREAS LEADING ESTATE AGENT

A two bedroom first floor apartment situated in a quiet location yet close to local conveniences. Benefiting from attractive communal gardens surrounding along with a single garage the apartment is also sold with no onward chain.

Located in a block of just four apartments with well maintained communal areas the property in brief comprises entrance hallway with useful storage cupboards. A large lounge/diner overlooking the rear gardens and separate kitchen with space for all appliances one could need.

Two bedrooms with master having fitted wardrobes and a bathroom with shower over bath.

The property is set within attractive and well maintained communal gardens, is double glazed throughout with gas central heating.

A garage and parking space is easily located next to the apartment block.

## 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: WA4 5EH

## TENURE

Leasehold - Apartment - 250 years from 8 July 1988 GR £50.00 PA Garage - 250 years from 8 July 1988 £One peppercorn.

## LOCAL AUTHORITY

Warrington BC - Council Tax Band D

## EPC RATING

Current - C

## STOCKTON HEATH OFFICE

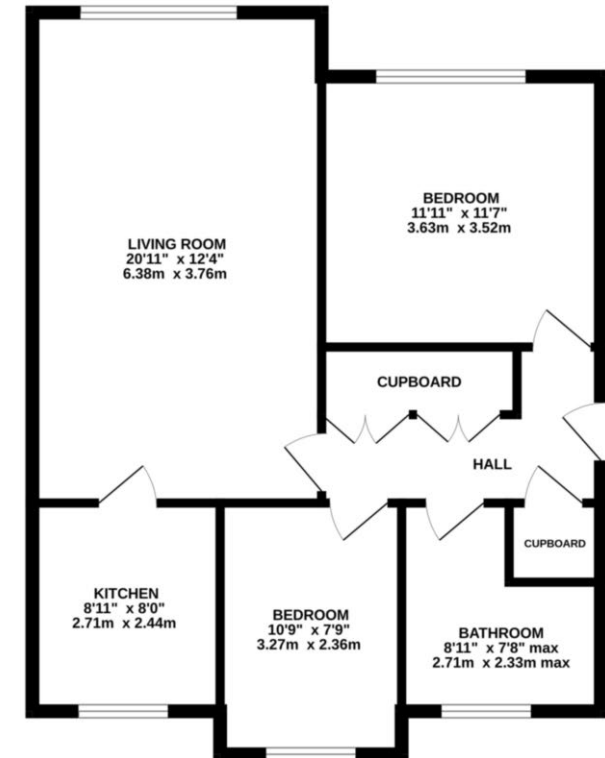
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FIRST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metreplan 62025

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