



**GASCOIGNE
HALMAN**

32 DUDLOW GREEN ROAD, APPLETON,
WARRINGTON

THE AREAS LEADING ESTATE AGENT

A very well presented two bedroom ground floor apartment situated conveniently for the local amenities on Dudlow Green Road and benefitting from single garage and driveway parking. With a recently fitted kitchen and shower room, the apartment is ready to move into and is offered with no onward chain.

In brief the accommodation comprises entrance hall with storage cupboards. A good size lounge with fireplace and a separate, recently fitted kitchen with a full range of integrated appliances. Two bedrooms are accompanied by a recently fitted shower room which is fully tiled with a walk in, low profile, shower cubicle.

Externally there are attractive and well maintained communal gardens whilst a private driveway parking space is conveniently located in front of the single garage.

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 - 125 years from 1 January 1985

LOCAL AUTHORITY

Warrington BC - Council Tax Band D

EPC RATING

Current - D

STOCKTON HEATH OFFICE

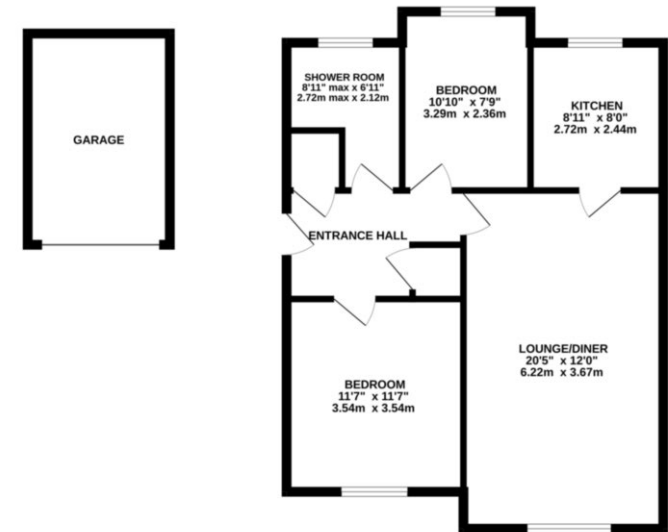
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GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 656sq.ft. (60.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Based on drawings 1/20/21

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