



**GASCOIGNE
HALMAN**

21 WATERBRIDGE COURT, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



21 WATERBRIDGE COURT, APPLETON, WARRINGTON

A fantastic three bedroom townhouse situated on the banks of the Bridgewater Canal with mooring. The property has been extended and updated throughout with move into accommodation which offers flexible living over three floors. With driveway parking, rear patio with direct mooring access along with a first floor sun terrace, this is an enviable purchase within walking distance of Stockton Heath Village.

In brief the accommodation on offer comprises entrance porch and hallway with stairs to the first floor. The kitchen has been recently fitted with a range of contemporary units and integrated appliances with separate utility and DWC. A large lounge/diner extending across the rear of the property give access out through double doors to the rear patio and with spacious living accommodation.





To the first floor there is an open plan and versatile sitting and study area with stairs to the second floor. The master bedroom has been extended to provide a good sized bedroom with en-suite shower room. A door leads to the raised sun terrace with canal views.

To the second floor there are a further two double bedrooms along with a three piece bathroom.

Externally the property benefits from driveway parking to the front whilst to the rear is an easy to maintain patio with mooring.

By separate private negotiation the owner will also be looking to sell the boat should a buyer wish to enquire.

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 3BJ

TENURE

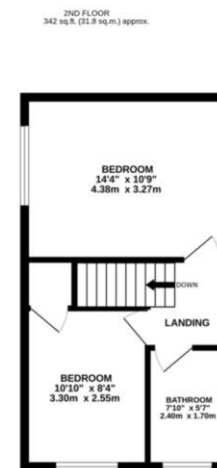
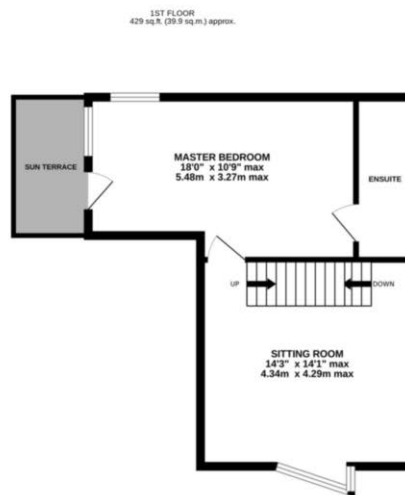
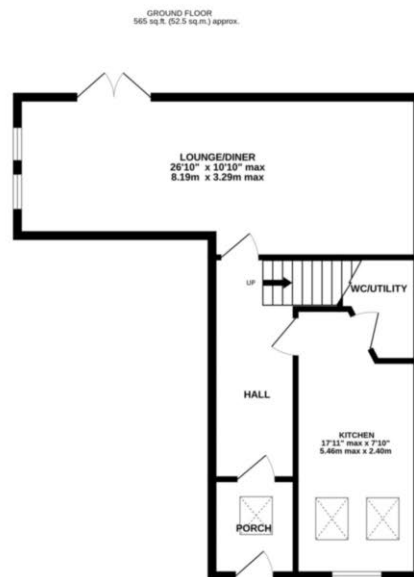
Freehold

TAX

Warrington BC - Council Tax Band C

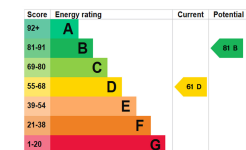
EPC RATING

Current - D



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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