



**GASCOIGNE
HALMAN**

35 WEDGWOOD DRIVE, WARRINGTON

THE AREAS LEADING ESTATE AGENT

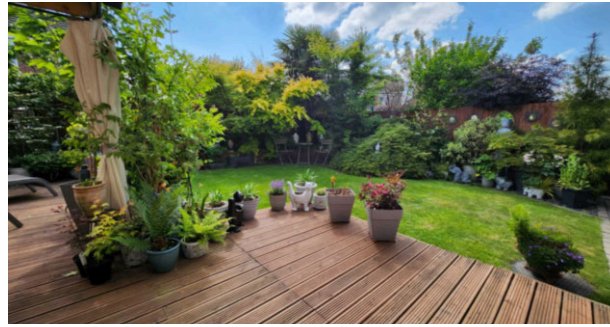


35 WEDGWOOD DRIVE, WARRINGTON

A freehold four bedroom detached family home situated a short walk from Stockton Heath village on a popular modern estate. The property benefits from a South facing rear garden and has had a partial garage conversion providing extra living space. Sold with no onward chain.

In brief the property comprises entrance hallway with understairs storage. A large bay fronted lounge and separate versatile snug which could be used as a playroom or study. The kitchen/diner is fitted with a modern range of high gloss contrasting base and eye level units with integrated appliances and breakfast bar peninsula. Double doors lead to the rear garden. A utility and downstairs WC complete the ground floor.





To the first floor there are four bedrooms. The master bedroom has a fantastic vaulted ceiling and an en-suite shower room whilst a separate family bathroom services the others with further shower over the bath.

Externally there is a double driveway providing off road parking and a lovely front garden. A garage door give access to a useful storage area behind. To the rear is a south facing lawned garden with mature borders and decking area for outside dining.

Sold with no onward chain.

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 6GA

TENURE

Freehold (Estate Charge - £161.00 PA)

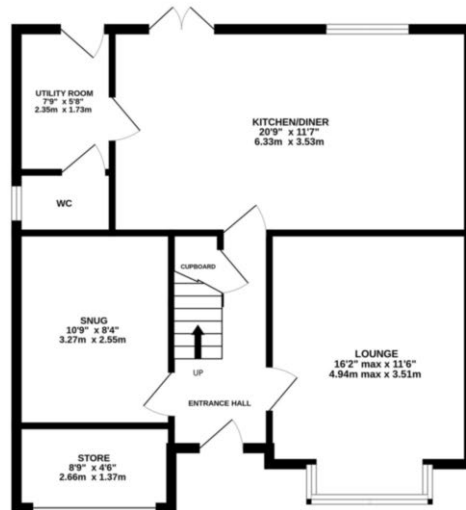
LOCAL AUTHORITY

Warrington BC - Tax Band E

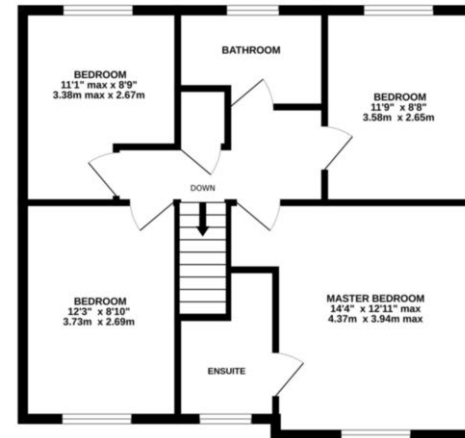
EPC RATING

Current - C

GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.

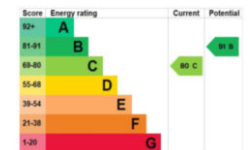


1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 1309 sq.ft. (121.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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