



**GASCOIGNE
HALMAN**

22 LEONARD STREET, STOCKTON HEATH,
WARRINGTON

THE AREAS LEADING ESTATE AGENT

This charming two-bedroom period mid-terrace enjoys a prime location in Stockton Heath village, with easy access to local amenities, bars and restaurants.

The property features an inviting entrance porch leading to a bay-fronted lounge with a characterful feature fireplace. The dining kitchen is fitted with a stylish range of base and eye-level units, including an integrated oven and gas hob, complemented by a double ceramic sink and ample space for dining. A generously sized bathroom is fitted with a modern three-piece suite with shower over the bath, while a useful utility area provides convenient access to the rear garden.

Upstairs, two comfortable bedrooms complete the accommodation. Outside, the enclosed rear garden enjoys raised flowerbed borders and a patio area, perfect for al fresco dining or relaxing outdoors. This property combines period charm with practical living in a sought-after village location.

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 2UP

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band B

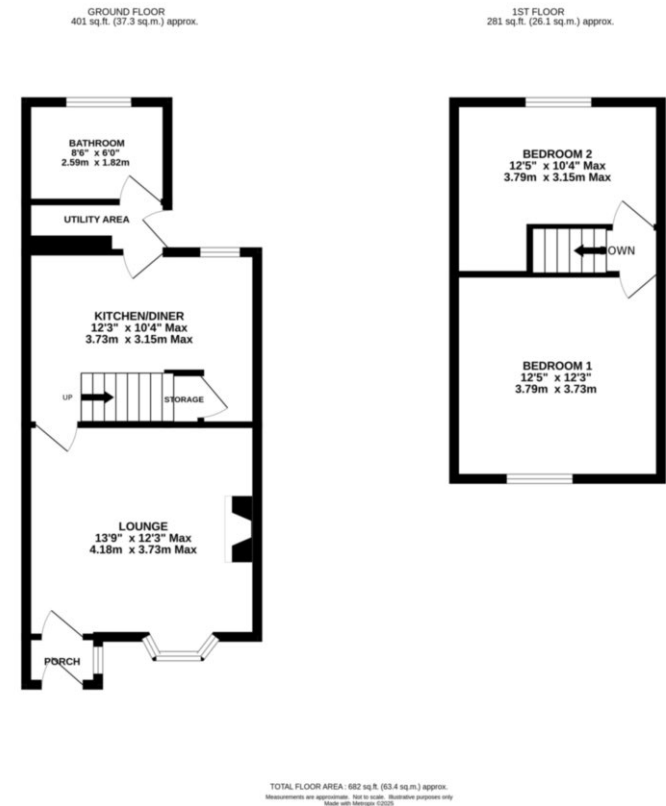
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