



**GASCOIGNE
HALMAN**

56 WALTON ROAD, STOCKTON HEATH,
WARRINGTON

THE AREAS LEADING ESTATE AGENT

Situated in the very heart of Stockton Heath Village, this end-terrace property represents a fantastic opportunity for buyers or investors alike.

The accommodation briefly comprises an entrance hallway, lounge, dining room and fitted kitchen with access to the rear walled garden. To the first floor there are two bedrooms and a family bathroom with separate shower cubicle.

Externally, there is a low-maintenance rear garden, while the property is offered for sale with no onward chain.

With all of Stockton Heath's shops, restaurants and amenities right on the doorstep, this property not only makes an excellent home or investment but also carries the potential for conversion to commercial use, subject to the necessary permissions.

DIRECTIONS

SatNav: WA4 6NL

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.

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Tax Band C

STOCKTON HEATH OFFICE

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