



**GASCOIGNE
HALMAN**

3 BOURCHIER WAY, GRAPPENHALL HEYS

THE AREAS LEADING ESTATE AGENT

A modern two-bedroom ground floor apartment, ideally positioned in a quiet residential location with allocated parking and offered for sale with no onward chain. An excellent opportunity for a first-time buyer or buy-to-let investor.

The accommodation briefly comprises an entrance hallway with storage cupboard, a bright living/dining room opening into a fitted kitchen with matching base and eye-level units, rounded edge work surfaces, and integrated oven with gas hob and extractor over. There are two bedrooms and a bathroom with shower over bath.

Externally, the property benefits from both allocated and visitor parking to the rear.

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 3DW

TENURE

Leasehold - 999 years from 1 January 2002
- SC £1424.00 PA - GR £260.98 PA

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band D

STOCKTON HEATH OFFICE

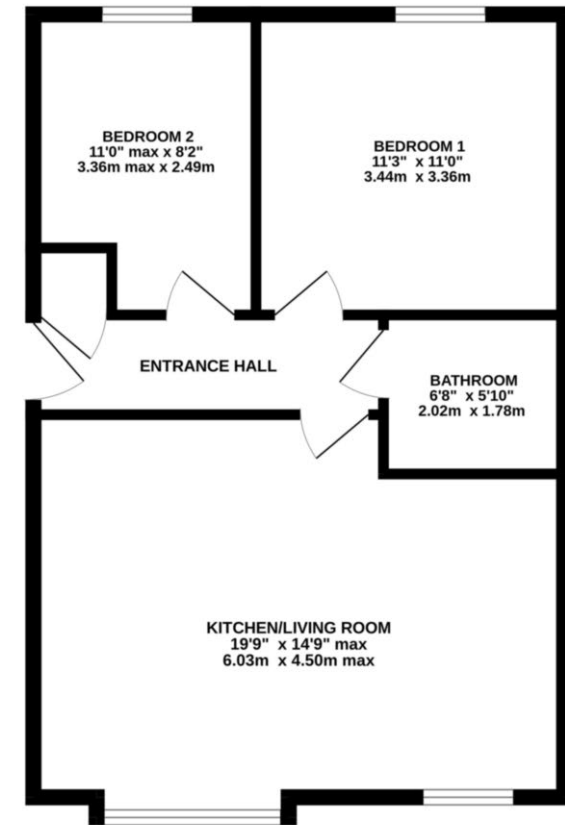
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GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 564 sq.ft. (52.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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