



**GASCOIGNE
HALMAN**

38 ASHFORD DRIVE, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT

A spacious and immaculately presented two-bedroom first-floor apartment, ideally situated in a quiet residential location. The property offers generous living space, two bathrooms, and off-road parking within the private car park to the rear.

The accommodation briefly comprises an entrance hall with space for a study area, leading to a large lounge and dining room featuring two windows that flood the space with natural light. The modern kitchen opens off the lounge and is fitted with a contemporary range of units, complete with integrated fridge freezer, oven, and electric hob with extractor, plus space for a washing machine and dishwasher.

There are two bedrooms, both with built-in wardrobes, including a master bedroom with en-suite shower room. A further modern bathroom completes the internal accommodation.

Externally, the apartment benefits from allocated parking within the rear car park. The development is self-managed, resulting in a low monthly service charge of approximately £50 per month.

Offered for sale with no onward chain, this superb apartment is ideal for first-time buyers, downsizers, or buy-to-let investors seeking a well-maintained and conveniently located home.

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 5GG

TENURE

Leasehold - 999 years from 1 January 2003 - £50.00
PCM - GR - £250.00 PA

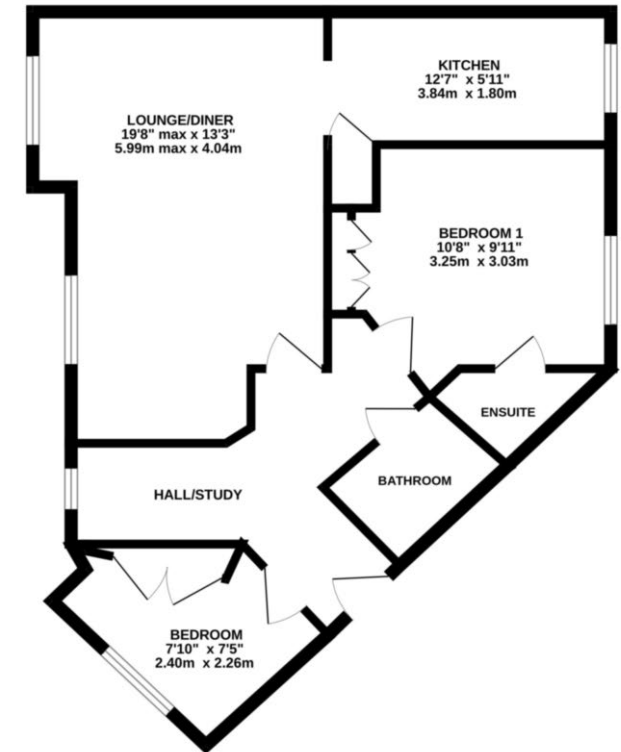
LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band C

EPC RATING

Current - C

FIRST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq.ft. (58.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 12025

STOCKTON HEATH OFFICE

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**GASCOIGNE
HALMAN**

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