



**GASCOIGNE
HALMAN**

471 LONDON ROAD, APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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IMMACULATE, TRADITIONAL BAY FRONTED SEMI-DETACHED HOUSE IN A SOUGHT AFTER LOCATION SET BACK FROM THE ROAD. Two separate reception rooms plus open plan DINING/KITCHEN. To The first floor THREE BEDROOMS and refitted, modern bath and shower room. Externally BEAUTIFULLY MATURE LANDSCAPED GARDENS, driveway and GARAGE.

Situated in an enviable position on London Road, set well back and garden fronted. This well maintained and beautifully presented traditional semi-detached house offers excellent, flexible accommodation with the potential to extend (subject to planning permission) In brief the accommodation comprises; entrance hall, two separate reception rooms plus dining kitchen.





To the first floor three bedrooms and modern bath and shower room. Externally the immaculate gardens are generous with sitting terrace.

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 5DP

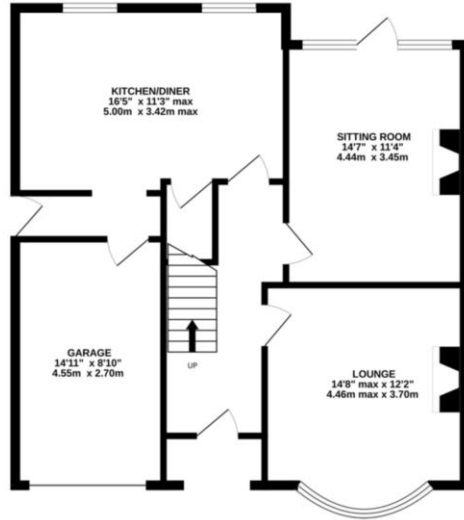
TENURE

Leasehold - 999 years from 1937

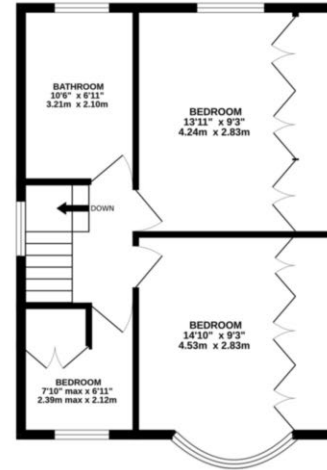
LOCAL AUTHORITY

Warrington BC - Tax Band D

GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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