



**GASCOIGNE
HALMAN**

16 BRIDGEWATER GRANGE, PRESTON BROOK,
RUNCORN

THE AREAS LEADING ESTATE AGENT



16 BRIDGEWATER GRANGE, PRESTON BROOK, RUNCORN

£370,000

An attractive, well designed detached family home, built in 2000, enjoying a corner position with double garage, forming part of a popular development of detached homes.

Built by Morris Homes in 2000, this is a home with perfectly balanced accommodation, a practical design and a well planned layout making it well suited to families and downsizers alike.

The property enjoys a prime corner plot with wide frontage, ample driveway parking and a detached double garage.





The internal layout includes a hallway with cloakroom/WC and a useful home office. There is a good sized lounge, separate dining room, conservatory, fitted kitchen and utility room.

On the first floor are four good sized bedrooms and two modern bathrooms, one being en-suite. Double glazed windows are fitted and gas fired central heating is installed.

There is a private garden to the rear with lawn and flower beds and a lovely secluded patio area is to the side.

LOCATION

The property forms part of a popular residential development within Preston Brook. There is a village store/post office and a village hall. The location is ideally placed for access to neighbouring centres and to the motorway network via M56 Junction 11 which is just a minute or two away. Frodsham and Stockton Heath are both within a 10 minute drive with a good selection of shops, bars and restaurants. Halton Residents benefit from unlimited Mersey Gateway Crossings for just £10 per year.

TENURE

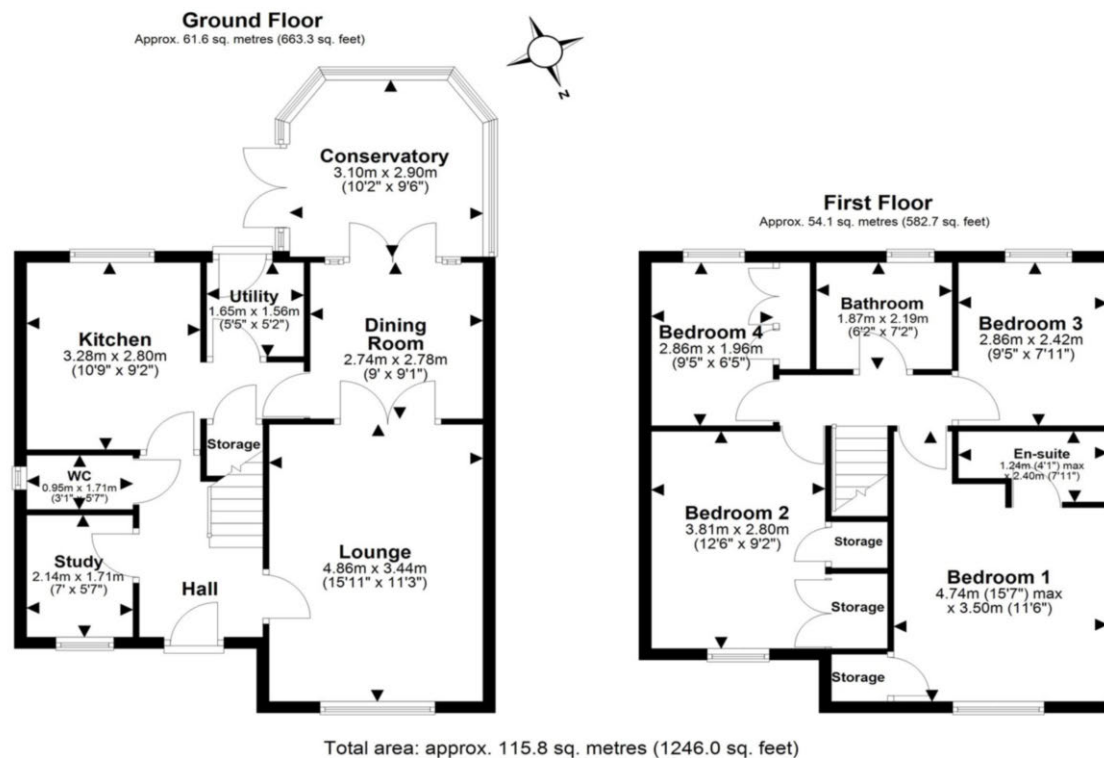
The property is leasehold for the residue of an initial 999 year term from March 2000. Ground rent is payable, currently £75 per year.

COUNCIL TAX

Band E. Halton Borough Council

EPC RATING

Current D.



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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