



**GASCOIGNE
HALMAN**

12 JODRELL DRIVE, GRAPPENHALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT

A top-floor apartment offering two bedrooms and two bathrooms, situated in a sought-after residential location and enjoying far-reaching views.

The accommodation briefly comprises an entrance hall with a useful storage cupboard, leading into a spacious open-plan kitchen and living area fitted with a range of integrated appliances, including a fridge freezer, dishwasher, oven, and gas hob.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from a built-in wardrobe and an en-suite shower room. A three-piece bathroom completes the internal accommodation.

Externally, the property further benefits from 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

Sat Nav: WA4 3HA

TENURE

Leasehold - 200 years from 1 January 2003 - SC £1759.12 PA

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band D

EPC RATING

Current - B

STOCKTON HEATH OFFICE

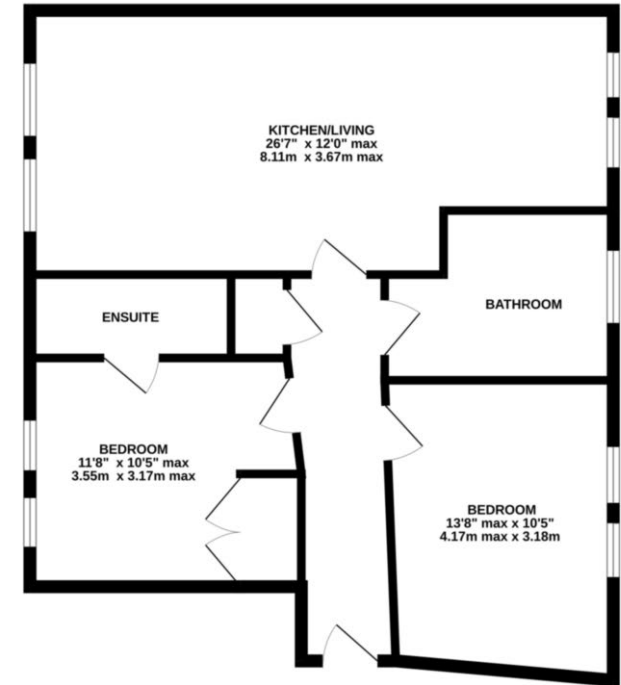
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SECOND FLOOR
751 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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