



**GASCOIGNE
HALMAN**

5 ASTLEY CLOSE

THE AREAS LEADING ESTATE AGENT

| £325,000

A substantial two bedroom dormer bungalow positioned just a short stroll from the vibrant heart of Stockton Heath village, offering generous living space, a flexible layout, and a detached garage. Sold with no onward chain. This property boasts versatile living spaces and bright, flexible accommodation throughout. The ground floor opens into an inviting entrance hallway, leading to a spacious living room centered around a feature fireplace. This flows effortlessly into a dedicated lounge/diner. To the rear, a modern kitchen with an island and an additional sitting room both overlook the rear garden. A convenient downstairs shower room completes the ground floor.

Upstairs, you will find two generously sized double bedrooms, each featuring double windows that flood the rooms with natural light. Externally, a long driveway provides ample parking for multiple vehicles and leads to a substantial detached garage. Offered with the added benefit of no onward chain. The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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 6RB

TENURE

Leasehold - £5.25 per annum - Lease expiry 14/08/2960

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band D

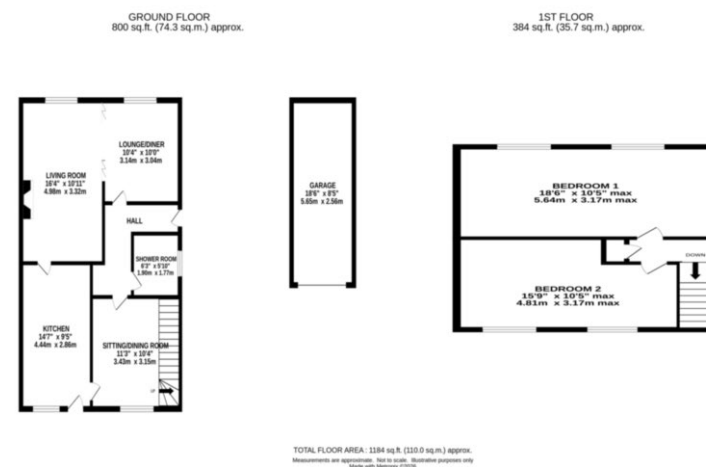
STOCKTON HEATH OFFICE

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