



**GASCOIGNE
HALMAN**

287 CHESTER ROAD, GRAPPENHALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT

A well-presented three-bedroom semi-detached home, ideally located for easy access to Stockton Heath, Lymm, the motorway network, and Warrington town centre. The property offers a spacious detached garage, ample driveway parking, and attractive gardens to the front and rear. Sold with no onward chain.

The accommodation briefly comprises an entrance porch and hallway with stairs rising to the first floor. There is a comfortable lounge and a separate dining room, both featuring gas living-flame fires. The kitchen leads through to a rear conservatory currently used as a utility space, with a door opening onto the garden.

To the first floor are three bedrooms, including a master bedroom with fitted wardrobes, along with a modern shower room featuring a walk-in shower.

Externally, the property benefits from a lawned front garden and a driveway that extends along the side of the house to the detached garage. The rear garden is particularly appealing, bordered by mature planting and offering a pleasant, private

outdoor space with greenhouse set behind the garage.

Sold with no onward chain.

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

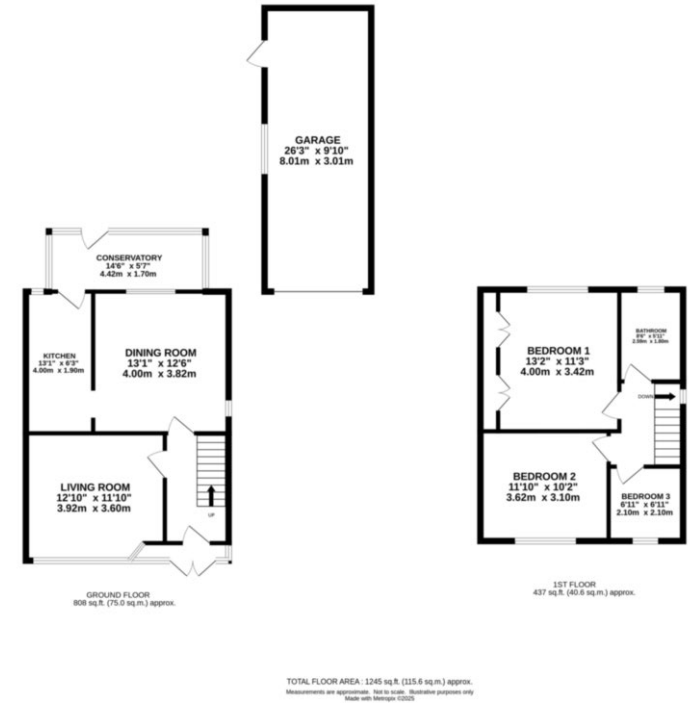
SatNav: WA4 2QQ

TENURE

Leasehold - Expires 2925 - Ground Rent £4.26 PA

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band C



STOCKTON HEATH OFFICE

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