



**GASCOIGNE
HALMAN**

38 WOODSIDE COURT, DUDLOW GREEN ROAD,
APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT

A well presented one bedroom, first floor apartment benefitting from its own private entrance with attractive garden views to the front and rear. Situated in a convenient location with amenities on your doorstep, this apartment is ready to move into and offers spacious accommodation of over 650 sq ft with useful storage and residents parking.

In brief the accommodation comprises, private entrance door and hallway with stairs rising to the first floor. A landing area has two useful storage cupboards. The large lounge offers views to the front elevation with modern fireplace and archway to the kitchen. The kitchen is fitted with a range of base and eye level units with under counter downlights, integral double oven, gas hob, fridge/freezer and washing machine. The good size bedroom has beautiful garden views to the rear along with fitted wardrobes. Finally a shower room has a modern suite comprising a large walk in shower, sink and WC. Externally the apartment has gardens to the front and rear along with residents off road parking.

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 5EH

TENURE

Leasehold - 125 years from 5 January 1988 - GR £10.00PA SC £1868.00 PA

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band C

EPC RATING

Current - C

STOCKTON HEATH OFFICE

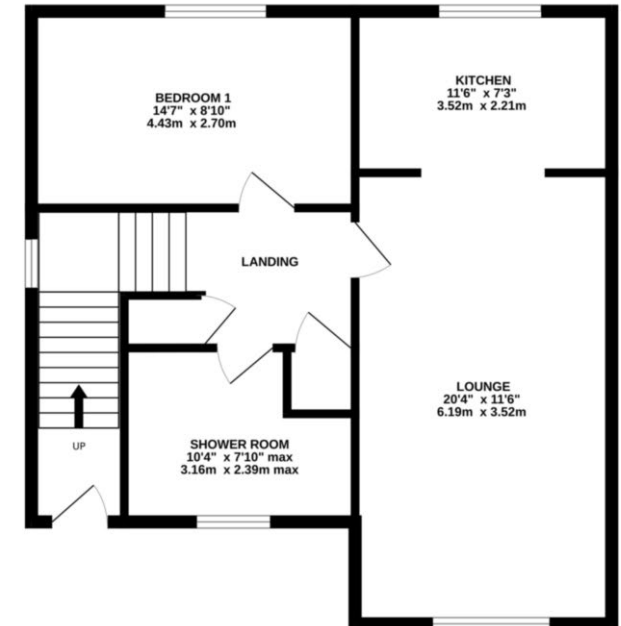
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FIRST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 652 sq.ft. (60.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metreplan 12000.

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