



**GASCOIGNE
HALMAN**

20 JODRELL DRIVE, GRAPPENHALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT

This first floor apartment offers spacious and modern accommodation throughout, featuring two double bedrooms, two bathrooms, and the added benefit of allocated parking to the rear. Offered for sale with no onward chain, the property is ideal for first-time buyers, professionals, downsizers, or investors alike.

The accommodation briefly comprises an entrance hallway with a useful built-in storage cupboard. The impressive lounge/dining room is bright and generously proportioned, enhanced by a charming bay window that allows for plenty of natural light and creates an excellent space for both relaxing and entertaining. The lounge flows seamlessly into the fitted kitchen, which is equipped with a range of integrated appliances including an oven, gas hob with extractor hood, dishwasher, and fridge/freezer.

There are two well-sized double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A main bathroom serves the second bedroom and guests alike.

Externally, the property further benefits from allocated parking located to the rear of the building.

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.

SATNAV

WA4 3HA

TENURE

Leasehold - 200 Years from 1st January 2003 - SC £1869.06

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band D

STOCKTON HEATH OFFICE

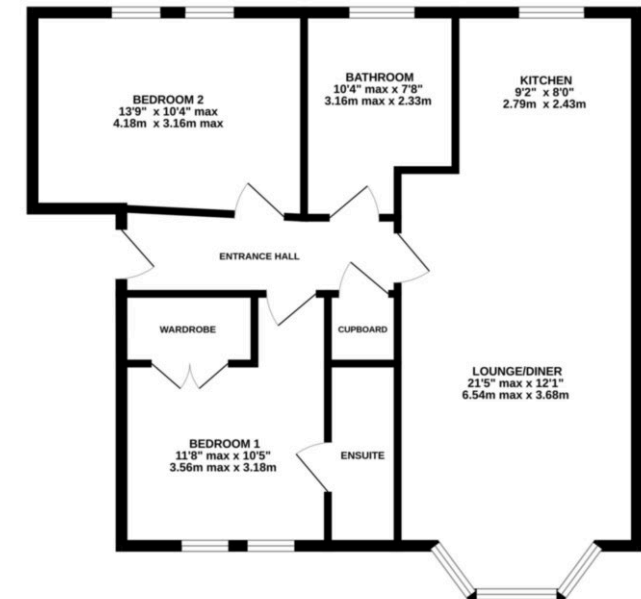
01925 860400

stocktonheath@gascoignealman.co.uk

29 Walton Road, Stockton Heath, Cheshire, Warrington, Cheshire, WA4 6NJ

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FIRST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Interplan (2020).

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