



**GASCOIGNE
HALMAN**

74 WOODSIDE COURT, DUDLOW GREEN ROAD,
APPLETON, WARRINGTON

THE AREAS LEADING ESTATE AGENT

A well presented two bedroom first floor apartment situated conveniently close to all of the local amenities in the area. The apartment also enjoys views over beautifully maintained, expansive landscaped gardens, reserved exclusively for the private enjoyment of Woodside Court residents. Included internally is a stairlift up to the first floor as well as a single garage and dedicated driveway parking. The apartment has no onward chain and is ready to move into with immediate effect.

In brief the accommodation comprises of a communal hallway with a stairlift up to the first floor. The apartment has a spacious entrance hall that also includes full length storage cupboards. This leads into a large living room with a fireplace that has stunning views of the beautiful private garden and grounds to the rear of the property. To the left of the living room there is a good sized kitchen with a range of fully fitted cupboards and base units. Two bedrooms are accompanied by a modern shower room with a walk in, low profile, shower cubicle. Externally there are expansive and well maintained private gardens with designated driveway parking to the front and a single garage to the side of the property.

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 1st January 1985

LOCAL AUTHORITY

Warrington BC - Council Tax Band D

EPC RATING

Current - C

STOCKTON HEATH OFFICE

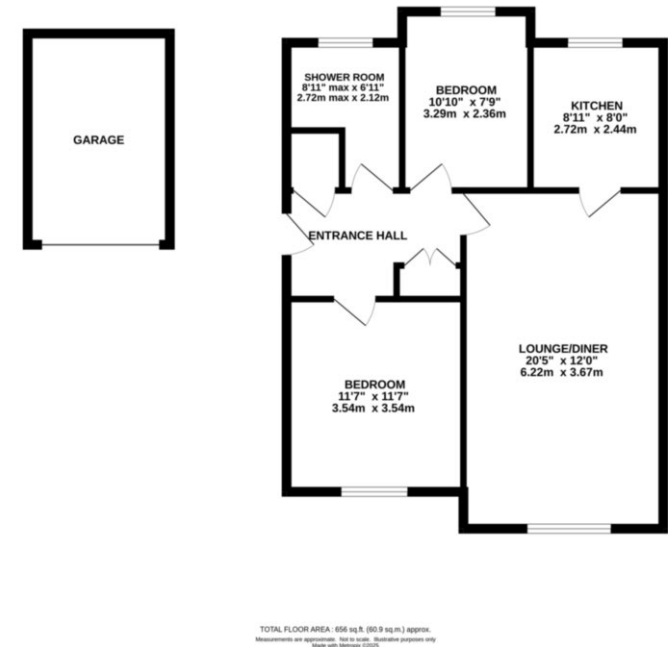
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FIRST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



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