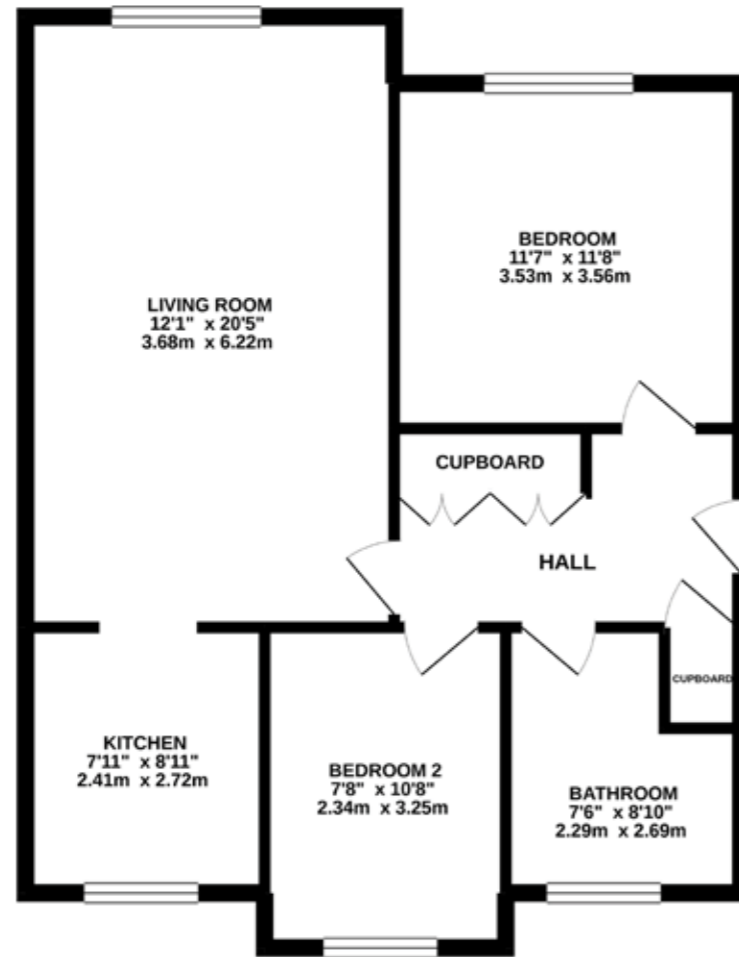


GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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54 'WOODSIDE COURT'
Dudlow Green Road, Appleton
£240,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Stockton Heath

29, Walton Road, STOCKTON HEATH WA4 6NJ

01925 860400 stocktonheath@gascoignehalman.co.uk

gascoignehalman.co.uk



OCCUPYING AN EXCELLENT POSITION in Woodside Court situated close to local amenities. This FIRST FLOOR APARTMENT for the over 55's has been updated with modern fitted kitchen with GRANITE worktops and INTEGRATED APPLIANCES, open lounge/dining room with view over the communal gardens. TWO BEDROOMS and MODERN BATH/SHOWER ROOM with WHITE SUITE. SINGLE GARAGE. NO CHAIN.

GASCOIGNE HALMAN

- IMMACULATELY PRESENTED
- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- REFITTED KITCHEN

- MODERN BATHROOM
- GARAGE
- COMMUNAL GARDENS

£240,000

54 'WOODSIDE COURT'

Dudlow Green Road, Appleton



DESCRIPTION

Woodside Court is well positioned for all local amenities including shops on Dudlow Green Road. This apartment has been updated to provide immaculate accommodation including entrance hall with large cloaks cupboard and storage, good sized lounge/dining room open into modern kitchen with 'in frame' units, granite worksurfaces and integrated appliances including a dishwasher. Two bedrooms both with fitted wardrobes and bathroom with bath having a shower over. Beautifully maintained communal gardens, driveway and single garage.

LOCATION

Appleton is one of the best residential areas serving this part of Cheshire. Woodside Court is just a few minutes walk from the local shop, doctors surgery, etc. Stockton Heath is a short bus journey away and 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

From the centre of Stockton Heath proceed south along the A49 London Road and in about a mile turn left into Dudlow Green Road. Go past the shops, follow the road around Woodside Court will be found on the left hand side.

TENURE

Leasehold. Ground rent payable of £10 per annum. Original length of lease: 125 years. 90 years remaining. Service charge payable of £1799.35 per annum to include house manager, garden maintenance, window cleaning, external decoration, repairs and maintenance, cleaning of communal areas. Last reviewed March 2020.

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Warrington Borough Council Tax Band

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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