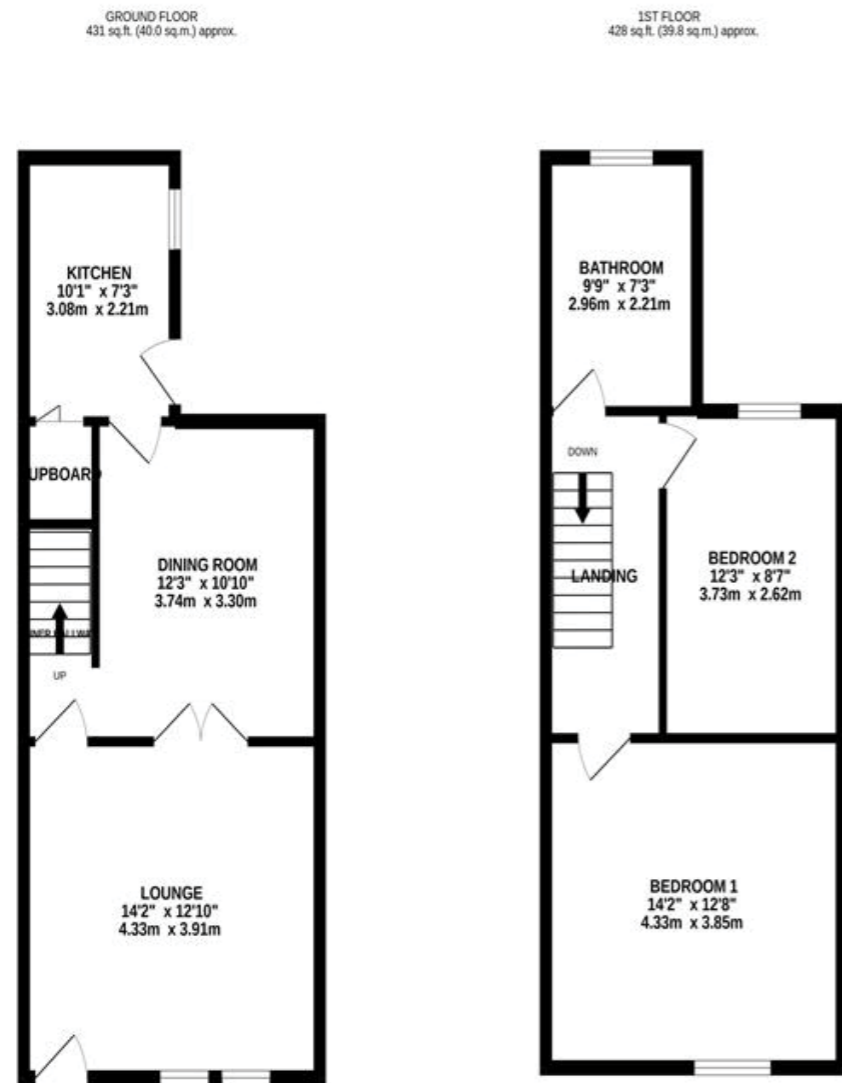


**5 GRICE STREET**  
 Stockton Heath  
**£270,000**



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with 3dFloorplan 12/2022



**NOTICE**  
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Stockton Heath  
 29, Walton Road, STOCKTON HEATH WA4 6NJ  
 01925 860400 stocktonheath@gascoignehalman.co.uk

gascoignehalman.co.uk



OCCUPYING A CENTRAL VILLAGE location this BEAUTIFULLY PRESENTED terrace property offers STUNNING SPACIOUS accommodation over two storey's. To the ground floor there is a lounge, separate dining room and a kitchen fitted with a range of matching units. The first floor offers TWO DOUBLE BEDROOMS and a family bathroom. Rear landscaped garden. NO CHAIN.

**GASCOIGNE HALMAN**

- EXCELLENT VILLAGE LOCATION
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED

- TWO RECEPTION ROOMS
- MID TERRACE PROPERTY
- NO CHAIN

**£270,000**

**5 GRICE STREET**

Stockton Heath



**DESCRIPTION**

We are pleased to bring to the market this mid terrace property in the heart of Stockton Heath Village. Walled garden fronted, entrance into the lounge to the front with French doors into the dining room and then a door into the kitchen which accessed the rear garden. To the first floor there are two double bedrooms and a family bathroom. The property is presented to a very high standard and we strongly recommend early viewing. Externally the rear garden is part flagged and part decked making it easily maintained. No 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**

From our office in Stockton Heath turn left onto London Road and then turn right into Fairfield Road, turn right onto Gaskell Street and then right again onto Grice Street and the property will be found on the right hand side.

**TENURE**

Freehold  
**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 B

**VIEWING**

Viewing strictly by appointment through the Agents.

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



gascoignealman.co.uk

**GASCOIGNE HALMAN**