



RESIDE

MANCHESTER



96 Stansfield Drive

Grappenhall, Warrington, WA13 9JL

Asking Price £185,000



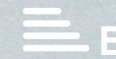
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96 Stansfield Drive

Grappenhall, Warrington, WA4 3EA

A bright and spacious, first floor apartment situated in the sought after Grappenhall Heys. This property consists of two double bedrooms, one with an ensuite shower room, a large family bathroom and contemporary kitchen alongside two separate living spaces boasting large windows and an abundance of natural light.

The property is located within a quiet cul-de-sac and boasts stunning views of the fields surrounding. Stansfield Drive is within walking distance to Grappenhall village, meaning local amenities are easily accessible in addition to many local schools and links to the motorway, if required.

Please note, this property is tenanted until May 2024.

To book a viewing please contact the sales team on 0161 837 2840.





The Tour

The property is accessed via a secure communal entrance, located on the first floor. Entering the apartment into a large hallway with doors circulating to the rest of accommodation.

Living/Kitchen: With masses of space to cook, dine and lounge, the kitchen offers integrated Beko oven, gas hob, washing machine, fridge freezer and dishwasher. Two separate lounge areas with large bay windows providing ample light into the property.

Bedroom one: Double bedroom, carpeted flooring, wall mounted electric heater and a large built in wardrobe area.

Bedroom two: Double bedroom, carpeted flooring and wall mounted electric heater.

En-suite: A three piece suite comprising wall mounted wash hand basin, WC and a walk in shower.

Bathroom: A three piece suite comprising wall mounted wash hand basin, WC, a bathtub and walk in shower.

The Area

The property is located within a quiet cul-de-sac and boasts stunning views of the fields surrounding. Stansfield Drive is within walking distance to Grappenhall village, meaning local amenities are easily accessible in addition to many local schools and links to the motorway, if required.

Lease Information

Length of lease: 180 years remaining
Service charge: Approx £1,700 per annum
Ground rent: Peppercorn

- Two Bedrooms
- Two Bathrooms
- Unallocated Parking Included
- Two Lounge Areas
- No Chain
- EPC Rating B
- Large Bay Windows
- Idyllic Area

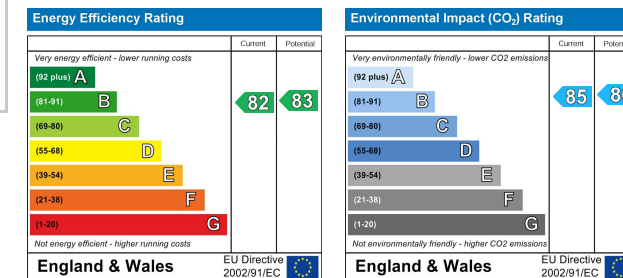
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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