



# Cliff Lane, Grappenhall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- No Chain
- Open Plan Living
- Beautiful Gardens
- Immaculate Home
- Separate Garage
- Two Bedrooms
- Modern Kitchen
- Ground Floor
- Sought After Location
- Allocated Parking

## DESCRIPTION

With no onward chain, this well presented property is perfectly positioned in the sought after location of Grappenhall. Boasting two spacious bedrooms, an open plan lounge and dining area with access to the beautiful gardens and a modern kitchen. Being within close proximity to the local amenities and gorgeous walks nearby, this home is not to be missed.

Access into this beautiful home is via the immaculate communal hallway. Upon entering this ground floor apartment you are presented with the shower room and additional storage. Following the natural flow of this home the lounge and dining room is set to the back of the property offering access to the kitchen and beautiful communal gardens. There is also two spacious bedrooms and bedroom one has the added benefit of integrated wardrobes.

## GARDENS

This beautifully maintained communal gardens boast serenity and tranquillity with a perfect mixture of lawn and patio, offering a perfect setting to relax and unwind. There is also the added benefit of a garage and allocated parking is available.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 5.25m x 3.33m Lounge/Dining Room
- 3.00m x 2.32m Kitchen
- 3.46m x 3.62m Bedroom One
- 3.32m x 2.63m Bedroom Two
- 2.07m x 2.60m Shower Room

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (Via BT)

## LOCATION - GRAPPENHALL

This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes.

The village was first listed in the Domesday Book and is home to St Wilfrid's Church which features a cat carving on the tower façade. Legend has it that this was the inspiration behind Lewis Carroll's Cheshire Cat in Alice's Adventures in Wonderland. Despite its semi-rural setting, Grappenhall benefits from a great range of shops, restaurants and coffee houses. The area also boasts a great selection of schools which are consistently reviewed as outstanding, making it an ideal area for families.



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

**Tenure:** Leasehold

### Contents, Fixtures and Fittings

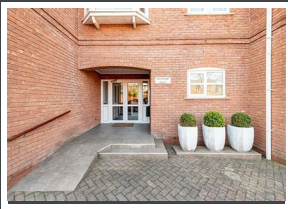
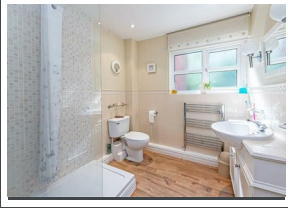
Not included in the asking price. These items may be available under separate negotiation.

## DISTANCES

- Grappenhall Wood 1 mile walk
  - Stockton Heath 2 mile walk
  - Warrington Town Centre 3 miles
  - Manchester Airport 12 miles via M56
  - Manchester City Centre 21 miles via M56
  - Liverpool City Centre 25 miles via M62
  - Chester City Centre 25 miles via M56
- (Distances quoted are approximate)







## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

## Ground Floor

Approx. 61.6 sq. metres (662.6 sq. feet)



Total area: approx. 61.6 sq. metres (662.6 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.  
Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



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