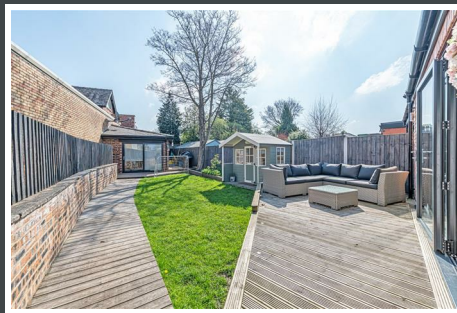




# East View, Grappenhall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Semi-Detached Home
- Three Bedrooms
- Extended
- Modern Kitchen
- Home Office/Studio
- Two Bathrooms
- Off-Road Parking
- Desirable Location
- Near To Schools
- Close To Amenities

## DESCRIPTION

An extended, semi-detached home located in the desirable area of Grappenhall. Offering three bedrooms, an extended kitchen/dining room, ample off-road parking and the added benefit of a serviced home office/studio. Perfectly positioned close to amenities, motorway links and local schools, this is a fabulous family home.

Entry into this property is via the welcoming hallway leading into the good-sized lounge showcasing a traditional bay window and a feature fireplace. Following the natural flow of this home, you enter the open-plan kitchen/dining room which offers a beautifully modern kitchen and bi-fold doors, creating a fantastic space for all the family to enjoy. Completing the downstairs is a utility room, a shower room and a fully serviced home office/studio positioned to the rear of the garden. Upstairs, there are three bedrooms with bedroom one celebrating an en-suite and fitted, mirrored wardrobes.

## THE GARDENS

This family home offers an attractive and private rear garden in a quiet position, with a mixture of lawn and decking. The Bi-fold doors open into the garden seating area, creating a lovely outdoor space for all the family to enjoy. The front of the property is edged with mature trees for added privacy and there is ample off-road parking for three vehicles.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.40m x 3.84m Lounge
- 6.83m x 4.56m Kitchen/Dining Room
- 0.85m x 1.98m Utility Room
- 3.93m x 1.98m Shower Room
- 1.59m x 3.45m Studio/Office
- 3.90m x 3.70m Storage

### FIRST FLOOR

- Landing
- 3.71m x 3.84m Bedroom One
- 3.79m x 2.87m Bedroom Two
- 2.88m x 1.98m Bedroom Three
- 1.72m x 1.54m En-suite

## SERVICES

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

## LOCATION

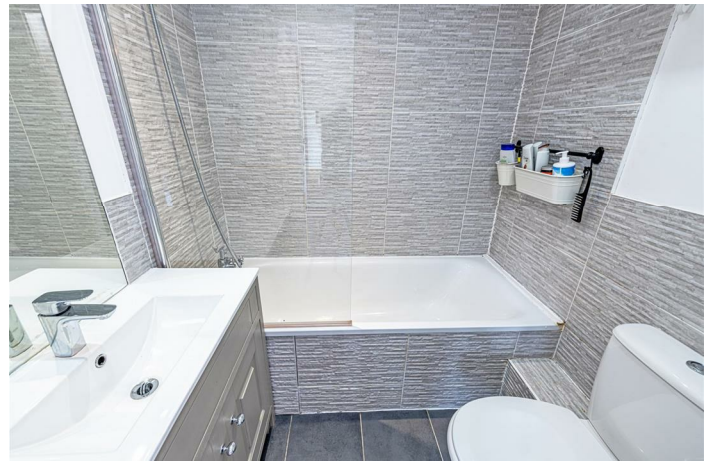
This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes.

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.

## DISTANCES

- Stockton Heath 2 miles
- Walton Gardens 3 miles
- Warrington Town Centre 4 miles
- Manchester Airport 13 miles via M56
- Manchester City Centre 21 miles via M56
- Liverpool City Centre 28 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** C

**Tenure:** Freehold

### Contents, Fixtures and Fittings

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

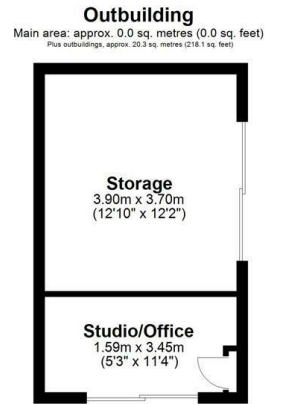
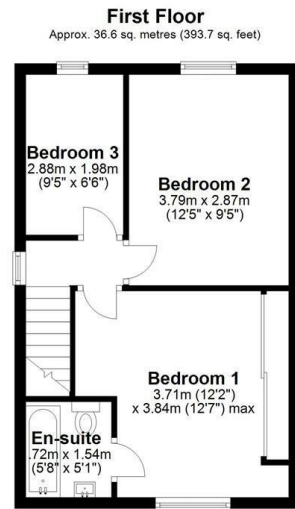
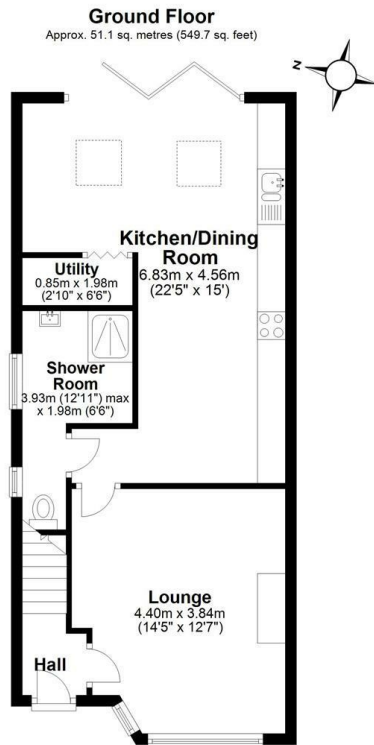




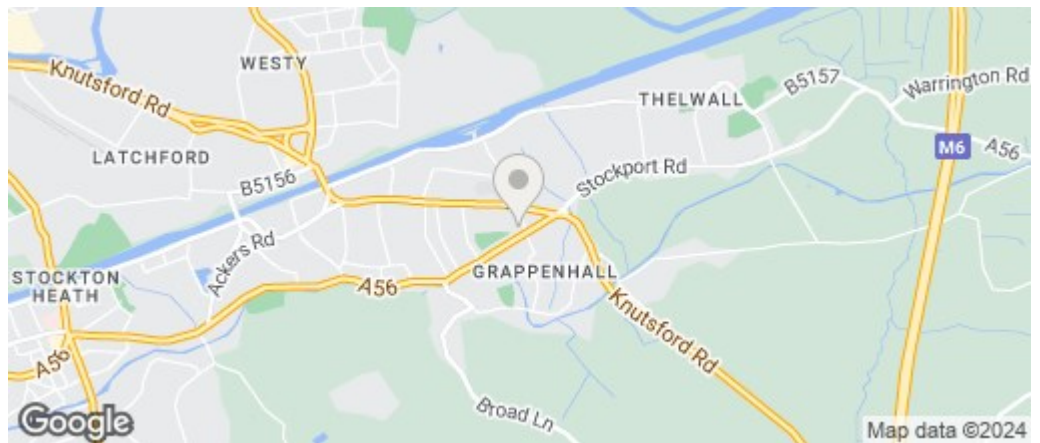


## IMPORTANT NOTICE

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.



Main area: Approx. 87.6 sq. metres (943.3 sq. feet)  
Plus outbuildings, approx. 20.3 sq. metres (218.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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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