



# Barrymore Court, Grappenhall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Link Detached House
- Freehold
- Garage
- Three Bedrooms
- Communal Gardens
- Fantastic Location
- Off Road Parking
- Abundance Of Potential
- Close To Stockton Heath
- Private Courtyard

## DESCRIPTION

Offered for sale with no onward chain, this exceptional family home is situated in the sought-after area of Grappenhall, offering a perfect blend of comfort and convenience. Boasting a link-detached design, this residence is characterised by its spacious interiors, three good sized bedrooms, and a garage, making it an ideal choice for families.

Entry into this charming home is granted through a welcoming hallway, setting the tone for a comfortable and inviting living experience. The hallway seamlessly leads to the kitchen, offering convenient access to the beautiful private garden. Continuing the natural flow of the home, you'll find yourself in the great size lounge/dining room which is bathed in natural light streaming through generously sized windows making this space a cosy haven for relaxation and socialising. The ground floor is further enhanced by the presence of a convenient W/C, offering practicality for both residents and guests. Additionally, the understairs storage maximises space, providing a discreet yet accessible area for storing essentials.

To the first floor you will find three good sized bedrooms, offering a perfect blend of comfort and potential, with each room having the added benefit of built in wardrobes. You will also find the family bathroom which is thoughtfully designed and caters to the needs of the household, ensuring convenience and relaxation. With a versatile layout and a location that combines convenience with charm, this home is ready to welcome its new residents.



## GARDEN

The property is nestled in a private courtyard, offering an exclusive experience. Residents can bask in the beauty of communal lawned gardens, creating a serene retreat during the summer months. This charming home boasts off road parking for convenience and an allocated parking space to the front of property. There is also a generously sized garage within the courtyard, providing ample space for parking or versatile usage.

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.85m x 5.69m Lounge/Dining Room
- 2.78m x 2.73m Kitchen
- 1.98m x 0.75m WC

### FIRST FLOOR

- Landing
- 2.78m x 4.11m Bedroom One
- 2.78m x 3.68m Bedroom Two
- 1.98m x 2.84m Bedroom Three
- 1.98m x 2.04m Bathroom

### GARAGE

- 5.20m x 2.35m





## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 154Mb (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

- Grappenhall Village 0.8 mile walk
- Stockton Heath Village 1.3 mile walk
- Walton Gardens 3 mile walk
- Manchester Airport 14.5 miles via M56
- Manchester City Centre 24 miles via M56
- Liverpool City Centre 26 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

**Tenure:** Freehold

### Contents, Fixtures and Fittings

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





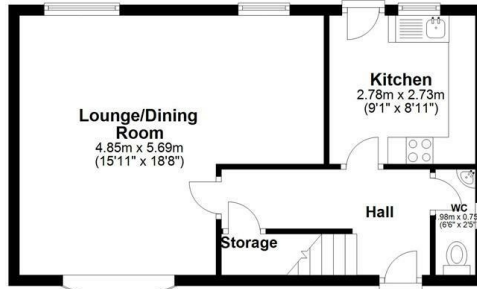


## IMPORTANT NOTICE

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.

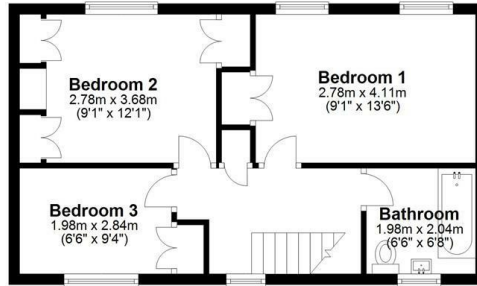
### Ground Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



Main area: Approx. 82.9 sq. metres (892.3 sq. feet)  
Plus garages, approx. 12.2 sq. metres (131.5 sq. feet)

### Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages, approx. 12.2 sq. metres (131.5 sq. feet)



### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	65	
(55-68) <b>D</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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