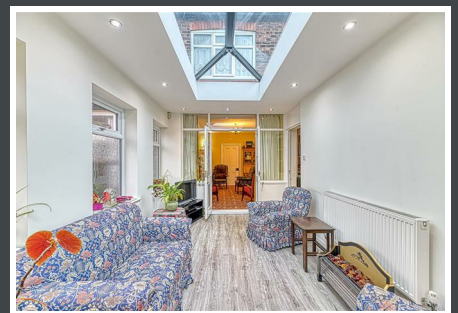




Cross Lane, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Large Garden
- Three Bedrooms
- Beautiful Garden Room
- Separate Garage
- Modernisation Project
- Desirable Location
- Loft Room
- Ample Living Space
- Large Driveway

DESCRIPTION

A fantastic sized semi-detached property with huge potential located in the desirable village of Grappenhall. This brilliant three bedroom property would make the perfect family home. Boasting ample living space with a beautiful garden room as well as a lounge, and dining/family room ideal for entertaining as well as a convenient utility/wc, private rear garden and off-road parking.

Entry into the home is via the porch which follows into bright hallway. The bay windowed lounge looks out to the front of the home while the great sized family room/dining room is to the rear. Looking out to the garden is a fantastic garden room with a sky light which provides the perfect place to relax and enjoy the sun. There is a galley style kitchen as well as a WC and a handy utility room. The ground floor is also home to a garage. To the first floor, there are two double bedrooms and a further single bedroom. There is also a family bathroom. This home enjoys a large amount of storage throughout and boasts a loft room.

GARDEN

This home enjoys a West facing, large garden. To the front there is a driveway which is suitable for multiple cars as well as a garage.

Please note: This property is sold as freehold with additional leasehold land to the rear.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.00m x 3.74m Lounge
- 4.46m x 3.62m Family Room
- 4.90m x 1.86m Kitchen
- 4.49m x 2.81m Garden
- 2.64m x 2.19m Utility Room
- 2.02m x 0.88m WC

FIRST FLOOR

- Landing
- 4.00m x 3.70m Bedroom One
- 3.75m x 3.03m Bedroom Two
- 3.75m x 2.45m Bedroom Three
- 2.25m x 1.50m Bathroom

SECOND FLOOR

- 3.18m x 5.58m Loft Room

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

- Grappenhall Village 1 mile walk
- Stockton Heath 2 mile walk
- Warrington Town Centre 4 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 24 miles via M56
- Liverpool City Centre 27 miles via M62

(Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

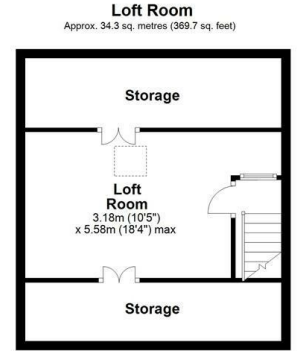
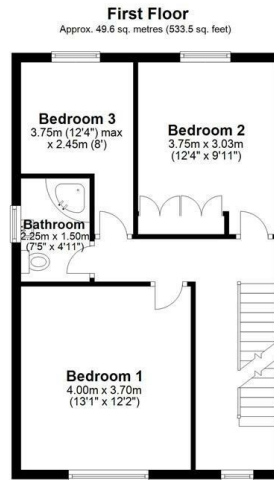
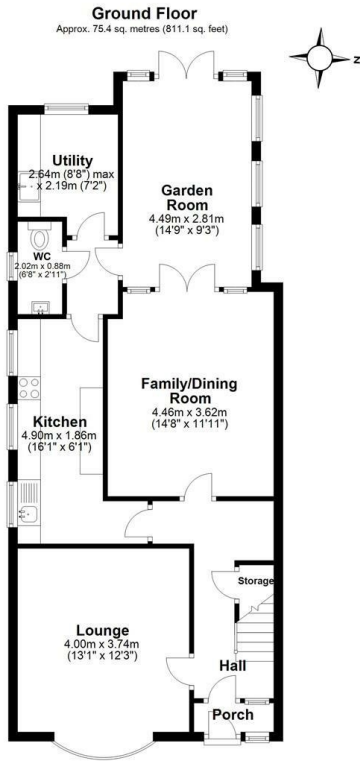
Tenure: Freehold

(Property tenure to be confirmed by solicitors)

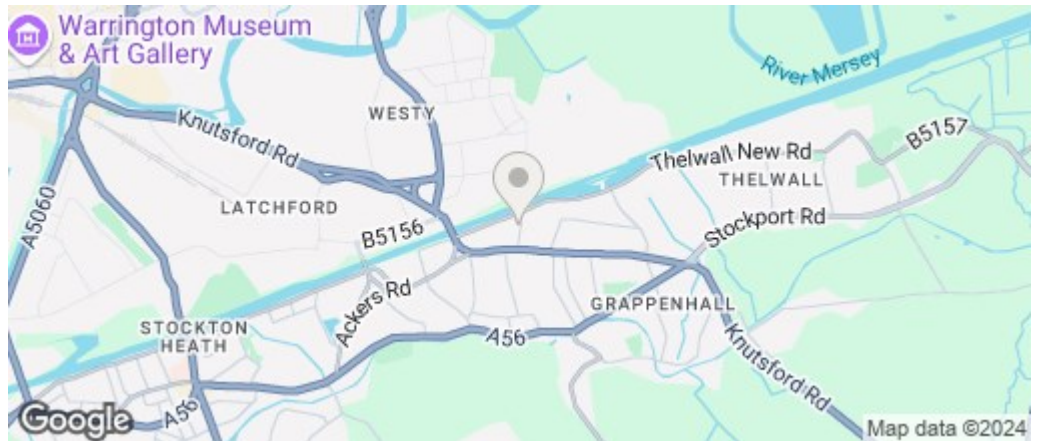
Contents, Fixtures and Fittings

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





Total area: approx. 159.3 sq. metres (1714.4 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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