



Keepers Road, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Ground Floor Apartment
- No Onward Chain
- First Time Buyers
- Two Spacious Bedrooms
- Modern Throughout
- Integrated Kitchen
- Beautifully Presented
- Sought After Location
- Allocated Parking
- Close to Local Amenities

DESCRIPTION

With no chain, we introduce a gorgeous ground floor apartment located in the desirable area of Grappenhall Heys. This fabulous property comprises of two generous double bedrooms, a spacious living room, a modern integrated kitchen and allocated parking. This property is perfect for first time buyers as well as working professionals.

Access into the ground floor apartment is via a communal entrance and secured intercom system. There is a welcoming hallway leading you through to a spacious dining room, which flows naturally to the modern and fitted kitchen, boasting integrated appliances. The living room is set to the back of the apartment and is a great space for relaxation and comfort. This fabulous property offers two generous double bedrooms and a new fitted four piece family bathroom, including a large bath. Bedroom one offers an en-suite bathroom with a new walk in shower, as well as a walk in closet. Bedroom two celebrates a fabulous floor to ceiling modern fitted wardrobes.



GARDEN

This ground floor apartment benefits from allocated parking and visitor parking is also available

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 4.30m x 3.46m Lounge
- 3.05m x 2.68m Kitchen
- 2.68m x 2.68m Dining Room
- 3.33m x 3.85m Bedroom One
- 1.74m x 2.33m En-suite
- 1.74m x 1.42m Walk-in-Wardrobe
- 3.60m x 3.06m Bedroom Two
- 2.88m x 3.06m Bathroom

SERVICES

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

LOCATION

Grappenhall Heys is a charming suburb nestled south of Warrington Town Centre. The area boasts an attractive walled garden which once formed part of an estate built in 1830. The garden is now a community hub, home to a café, family attractions and a selection of regular events. The area itself is surrounded by scenic parkland and an abundance of public footpaths, providing ideal routes for walking and cycling. Grappenhall Heys is within easy walking distance to a range of excellent schools, making it a sought-after area. The suburb is also close to Stockton Heath, where there's a great selection of independent shops, cafés and restaurants. Residents also benefit from excellent transport connections and are within easy reach of the M6 and M56.

DISTANCES

- Stockton Heath 7 minute drive
- Walton Gardens 3 miles
- Warrington Town Centre 4 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 27 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Council

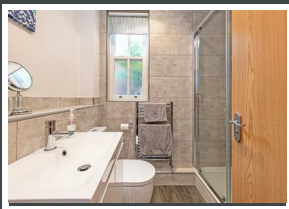
Council Band: D

Tenure: Leasehold

Contents, Fixtures and Fittings

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



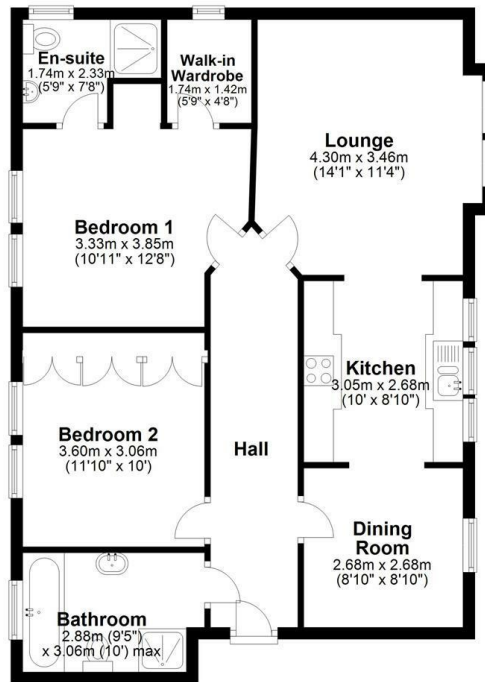


IMPORTANT NOTICE

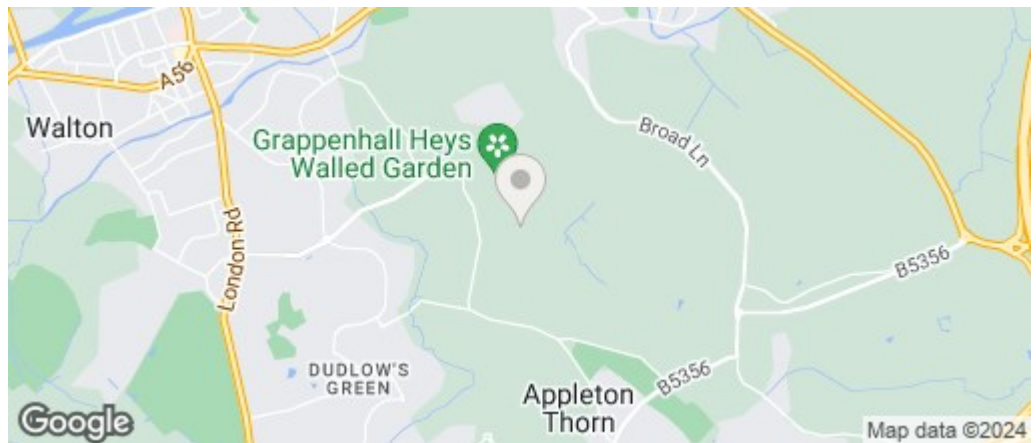
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Ground Floor

Approx. 78.6 sq. metres (845.9 sq. feet)



Total area: approx. 78.6 sq. metres (845.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(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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