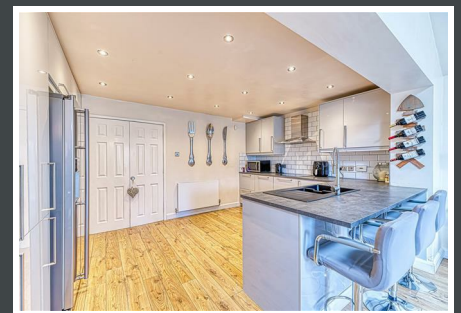




# Mottram Close, Grappenhall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- No Onward Chain
- Large Lounge
- Popular Location
- Ready to Move In To
- Lovely Garden
- Stunning Kitchen
- Three Bedrooms
- Two Bathrooms
- Stylish Throughout
- Close to Schools

## DESCRIPTION

An immaculate, ready to move in home in the prime location of Grappenhall. With a large lounge and a stunning extended, open plan kitchen and dining area along with the added benefit of skylights allowing natural light to flood the room. Boasting three great sized bedrooms, this stylish and modern property would make the perfect family home.

Entrance into this stunning home is via the hallway which leads to the large lounge. This family room benefits from a bay window which allows natural light to flow through the room as well as a storage cupboard. The real heart of this home is the open plan kitchen/diner and family room which is perfect for busy family life and boasts access to the garden through double French doors. To the first floor, you are presented with three great sized bedrooms and a family bathroom. Bedroom one celebrates an En-suite bathroom and there is additional storage available,

## GARDEN

The beautiful garden offers the perfect low maintenance space providing a decking area with space for table and chairs as well as a laid to lawn area, perfect for summer BBQ's. To the front there is a driveway suitable for multiple cars as well as a garage



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 4.22m x 3.62m Lounge
- 3.13m x 4.48m Kitchen
- 3.64m x 4.48m Dining/Family Room
- 1.60m x 0.95m WC

### FIRST FLOOR

- Landing
- 3.51m x 2.71m Bedroom One
- 0.92m x 2.71m En-suite
- 2.80m x 2.42m Bedroom Two
- 2.63m x 1.75m Bedroom Three
- 1.75m x 1.96m Bathroom

## 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 mile walk
- Walton Gardens 3 mile walk
- Warrington Town Centre 3 miles
- Manchester Airport 13.3 miles via M56
- Manchester City Centre 21 miles via M56
- Liverpool City Centre 27 miles via M62

(Distances quoted are approximate)



## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** D

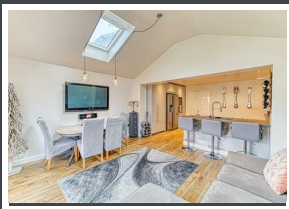
**Tenure:** Freehold

(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.



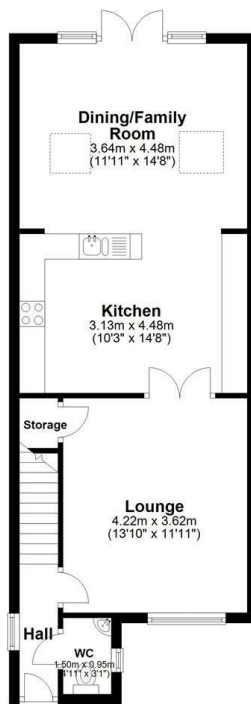


## IMPORTANT NOTICE

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.

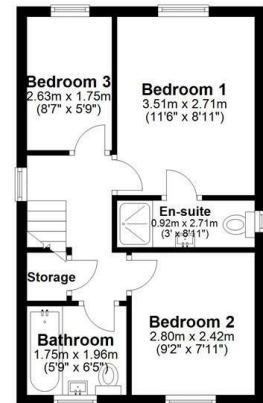
### Ground Floor

Approx. 53.0 sq. metres (570.8 sq. feet)

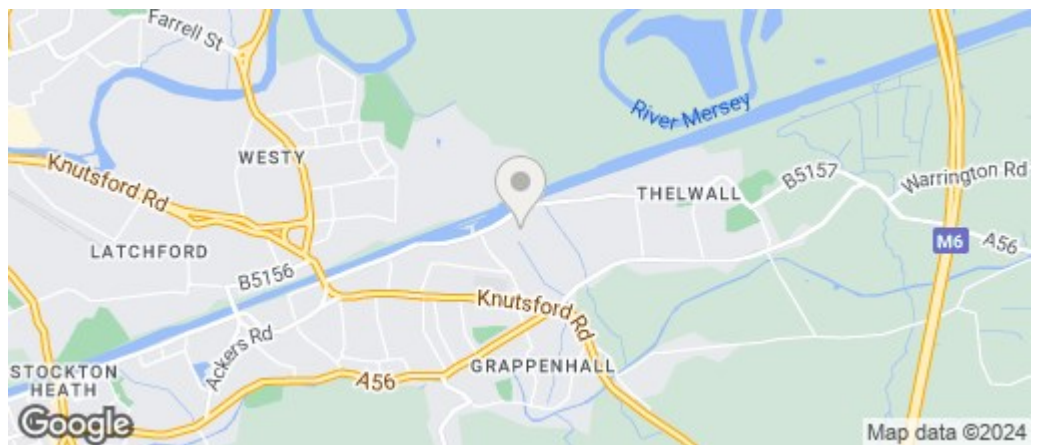


### First Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



Total area: approx. 87.0 sq. metres (936.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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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