



Martham Close, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Huge Potential
- Conservatory
- Driveway Parking
- Fitted Wardrobes
- Large Plot
- Two Reception Rooms
- South Facing Garden
- Ample Living Space
- Great Location

DESCRIPTION

Offered for sale with no onward chain we present this fantastic property that beams with immense potential. This three bedroom home boasts large rooms as well as vast outdoor space. With a south facing garden and driveway parking, this home is not to be missed.

Entry into the home is via the hallway which leads through to the spacious lounge that looks out to the front of the home. Following the natural flow of this home the dining room as well as the kitchen are set to the back of the property with access to the conservatory.

To the first floor you will find three great sized bedrooms each with their own unique potential - offering a private retreat after a long working day. The first floor concludes with a family bathroom and a separate WC.

****Potential to extend is subject to necessary planning permissions****

GARDEN

This home enjoys a large plot that presents immense potential. There is a south facing garden to the rear as well as driveway parking.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.60m x 3.93m Lounge
- 3.25m x 2.87m Dining Room
- 2.92m x 2.81m Kitchen
- 2.76m x 3.19m Conservatory

FIRST FLOOR

- Landing
- 3.98m x 3.19m Bedroom One
- 2.87m x 3.19m Bedroom Two
- 3.00m x 2.49m Bedroom Three
- 1.66m x 1.64m Bathroom
- 0.66m x 0.78m WC

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or 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

- Stockton Heath 20 minute walk
- Grappenhall Village 1 mile walk
- Walton Gardens 3 miles
- Manchester Airport 14 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: C

Tenure: Leasehold

(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.



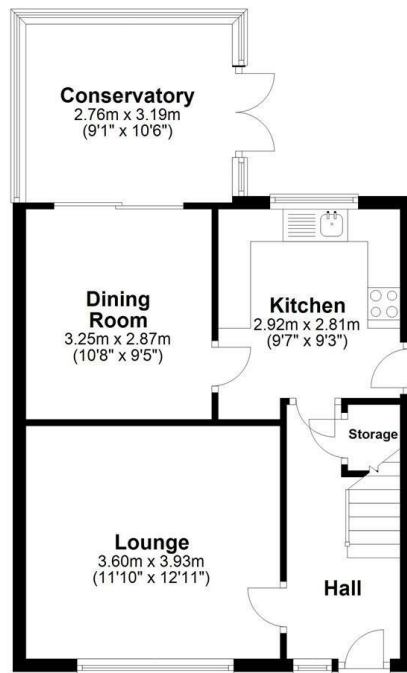


IMPORTANT NOTICE

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.

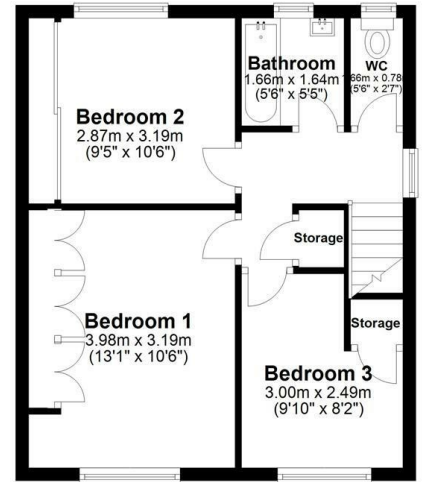
Ground Floor

Approx. 49.4 sq. metres (531.5 sq. feet)

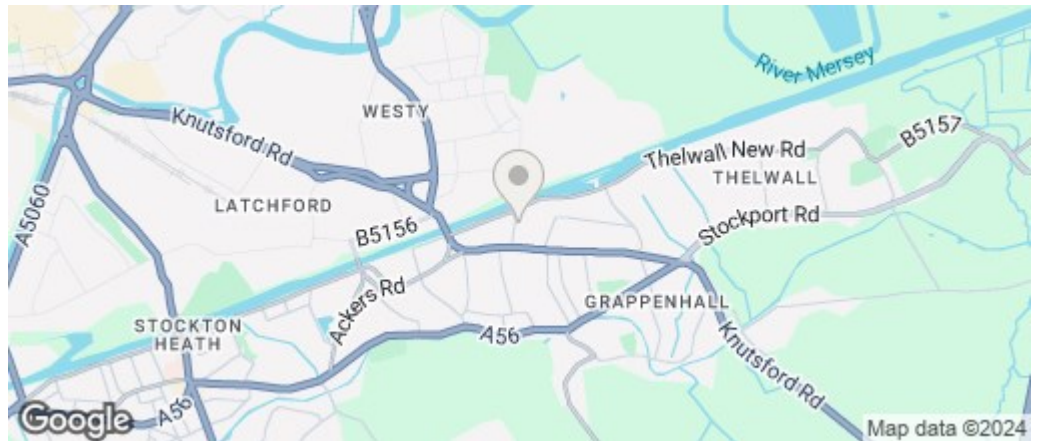


First Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



Total area: approx. 89.6 sq. metres (964.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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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