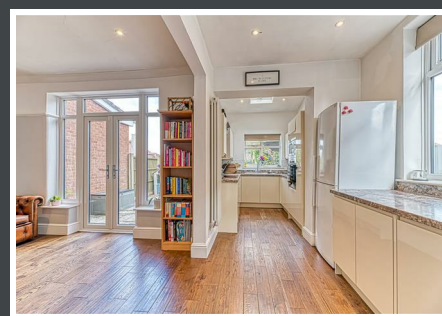




# Albert Road, Grappenhall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Semi Detached
- Beautiful Garden
- Driveway Parking
- Three Bedrooms
- Gorgeous Interior
- Four Piece Bathroom
- Family Home
- Ample Living Space
- High Specification
- Close to Schools

## DESCRIPTION

This charming semi-detached home is perfectly positioned in the picturesque village of Grappenhall. This delightful property boasts two reception rooms, three bedrooms, and a family bathroom. Being within walking distance to the primary and secondary schools, this is the perfect family home.

The home exudes character and charm while offering modern amenities. The property features a large kitchen diner, ideal for hosting family gatherings or entertaining friends, a beautiful lounge with fire place as well as three brilliant sized bedrooms. The interior is beautifully decorated in neutral tones, creating a light and airy atmosphere throughout. Whether you're looking for a cozy night in by the fireplace or enjoying a meal in the spacious kitchen diner, this home offers the perfect setting for creating lasting memories with your loved ones. Don't miss out on the opportunity to own this beautiful family home with its attractive interior and ample living space for all your needs.

## GARDEN

One of the standout features of this property is the large garden to the rear offering a tranquil retreat from the hustle and bustle of everyday life. The garden is beautifully landscaped and surrounded by mature shrubbery, creating a private and serene outdoor space for you to enjoy. Whether you're looking to host summer barbecues, create a playground for children, or simply unwind in nature's embrace, this beautiful private garden provides endless possibilities for you to make it your own.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 3.84m x 3.65m Lounge
- 3.79m x 3.42m Dining Room
- 5.30m x 2.24m Kitchen

### FIRST FLOOR

- Landing
- 3.84m x 3.65m Bedroom One
- 3.79m x 3.42m Bedroom Two
- 2.47m x 2.01m Bedroom Three
- 2.21m x 2.24m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or 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 Pre School 0.7 mile walk
  - Stockton Heath 2 mile walk
  - Warrington Town Centre 3 miles
  - Manchester Airport 13 miles via M56
  - Manchester City Centre 23 miles via M56
  - Liverpool City Centre 26 miles via M62
  - Chester City Centre 26 miles via M56
- (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.





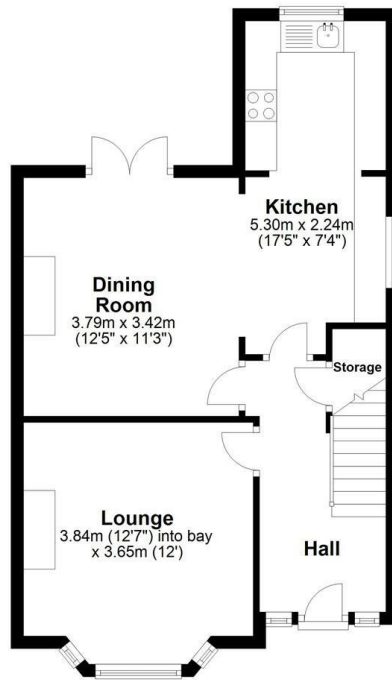


## IMPORTANT NOTICE

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.

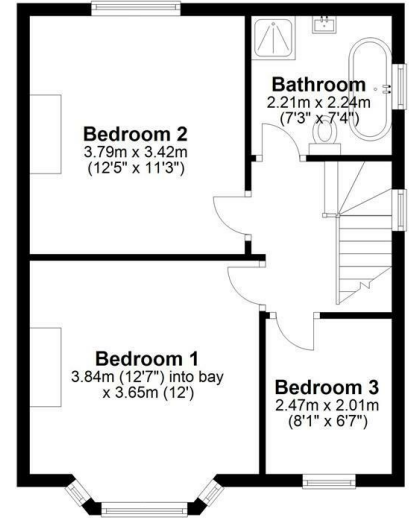
### Ground Floor

Approx. 47.6 sq. metres (512.3 sq. feet)

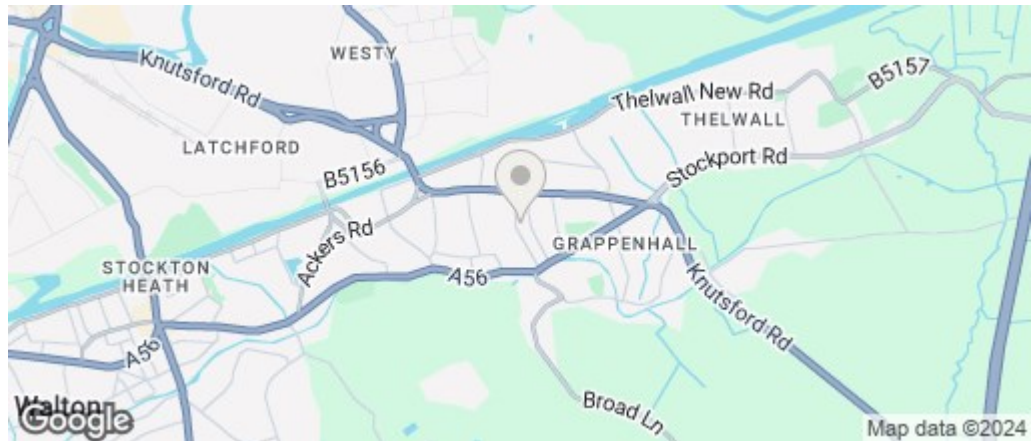


### First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 90.4 sq. metres (973.3 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>		56	75
(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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Sales@MarkAntonyEstates.com  
www.MarkAntonyEstates.com  
Tel: 01925 267070