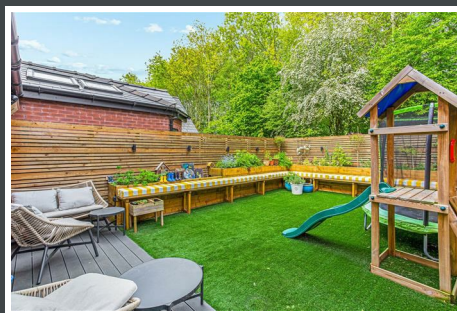
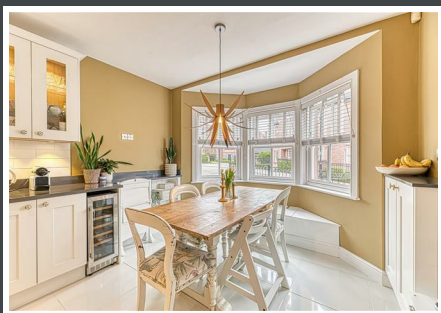




# Bretland Drive, Grappenhall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Family Home
- Beautiful Decor
- Close to Schools
- Ample Parking
- Garage
- Five Bedrooms
- Stylish Throughout
- Two En Suites
- Popular Location
- Ready To Move In To

## DESCRIPTION

Welcome to this stunning townhouse located in the charming area of Grappenhall. This property boasts five bedrooms, a spacious lounge and a show stopping kitchen/diner perfect for entertaining guests or simply relaxing with the family. Being within close proximity to the local outstanding schools and amenities, this home is perfect for the growing family and viewings come highly recommended.

Access into this wonderful home is via the hallway leading to all areas of the ground floor. The bay windowed kitchen and dining room is set to the front of the property and is finished to a high standard, offering a modern and sleek look. The showstopping lounge is set to the back of the property allowing access to the garden creating the perfect ambiance of indoor and outdoor living. Ascending to the first floor, you are presented with three generous sized bedrooms and family bathroom. To the second floor, there is a further two bedrooms both offering an En-suite bathroom. This home also offers ample storage throughout. The attention to detail in this house is truly remarkable, with a stylish finish that is sure to impress even the most discerning buyer.

## GARDEN

The property boasts an excellent low maintenance, private garden which offers a perfect blend of lush artificial grass and stylish decking which can be enjoyed by all family members. The property is approached by a brick laid driveway offering parking space for multiple vehicles as well as a detached garage.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 6.37m x 3.38m Kitchen
- 4.34m x 5.56m Lounge
- 0.78m x 0.92m WC
- 5.26m x 2.66m Garage

### FIRST FLOOR

- Landing/Study Area
- 3.17m x 3.38m Bedroom Three
- 3.17m x 3.05m Bedroom Four
- 3.17m x 2.38m Bedroom Five
- 2.20m x 1.94m Bathroom

### SECOND FLOOR

- Landing
- 3.30m x 3.66m Bedroom One
- 2.41m x 2.60m En Suite
- 3.60m x 3.67m Bedroom Two
- 2.00m x 1.79m En Suite

## 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 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
  - Chester City Centre 23 miles via M56
- (Distances quoted are approximate)

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** F

**Tenure:** Freehold

### Contents, Fixtures and Fittings

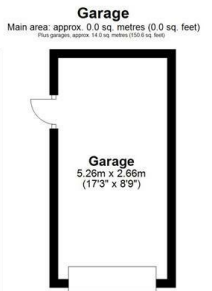
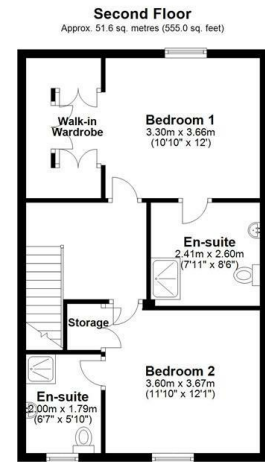
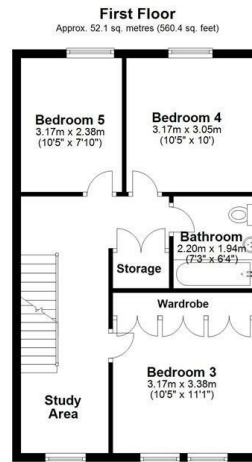
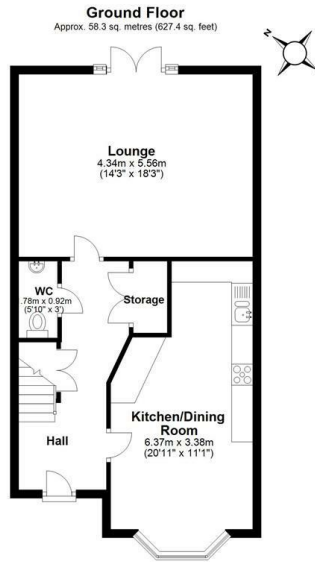
Not included in the asking price. These items may be available under separate negotiation.





## 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.



Main area: Approx. 161.9 sq. metres (1742.8 sq. feet)  
Plus garages: approx. 14.0 sq. metres (150.0 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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