



# Bellhouse Lane, Grappenhall Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS



## HIGHLIGHTS

- Stunning Setting
- Detached Garage
- Large Lounge
- Ample Living Space
- Extensive Parking
- Four Bedrooms
- Sought After Location
- Two En-suites
- Unique Home
- Fantastic Plot

## DESCRIPTION

A truly stunning property that exudes elegance and charm. This detached house boasts three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms, there is ample space for the whole family to enjoy.

With its beautiful decor and four double bedrooms, this property is the epitome of comfort and style. Don't miss the opportunity to make this house your home and experience the best that Grappenhall has to offer.

The home is accessed via the welcoming hallway which leads through to the great sized lounge. To the rear is the modern fitted kitchen. The dining room leads through to the beautiful conservatory which is the perfect spot to admire the fantastic garden. Downstairs is also home to a WC. Upstairs consists of three more sizeable bedrooms with plenty of wardrobe space/storage, two En-suite bathrooms and a family bathroom.

## GARDEN

Situated on an enviable plot, this home offers not just a house, but a lifestyle. The tranquil setting provides a peaceful retreat from the hustle and bustle of everyday life, allowing you to unwind and enjoy the serenity of your surroundings. There are gardens both to the front and the rear meaning that the sun can be enjoyed from all aspects. Parking is made easy with space for multiple vehicles as well as a detached double garage, ensuring convenience for you and your visitors.



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

- Entrance Hall
- 6.91m x 3.57m Lounge
- 3.93m x 3.07m Kitchen
- 2.76m x 3.69m Dining Room
- 3.87m x 3.69m Conservatory
- 1.74m x 1.30m WC
- 2.88m x 3.11m Bedroom Four/Study
- 4.77m x 4.76m Garage

### FIRST FLOOR

- Landing
- 4.43m x 3.11m Bedroom One
- 1.80m x 1.90m En-suite
- 3.47m x 3.66m Bedroom Two
- 3.21m x 2.38m Bedroom Three
- 1.99m x 1.51m En-suite
- 1.80m x 1.71m Bathroom

## SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 145Mb (Via SKY)



## 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 it's 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
- Trans Pennine Trail 2 mile walk
- Walton Gardens 4 miles
- Warrington Town Centre 4 miles
- Manchester Airport 14.6 miles via M56
- Manchester City Centre 22 miles via M56

(Distances quoted are approximate)

## GENERAL INFORMATION

**Local Authority:** Warrington Borough Council

**Council Band:** F

**Tenure:** Freehold

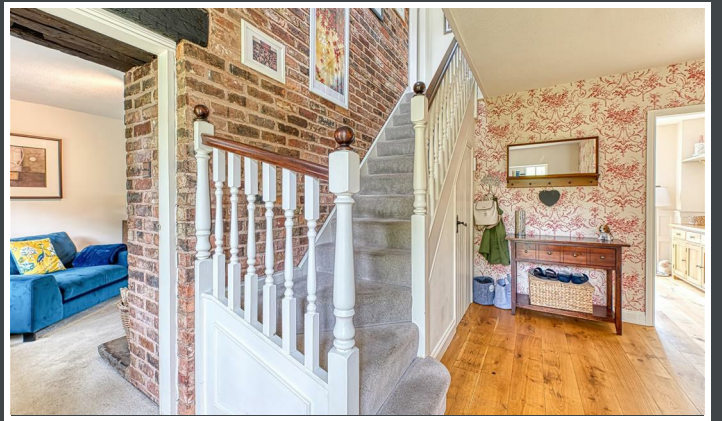
(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

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









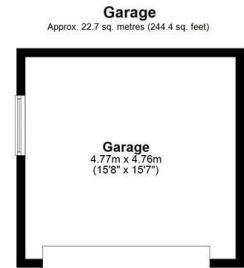
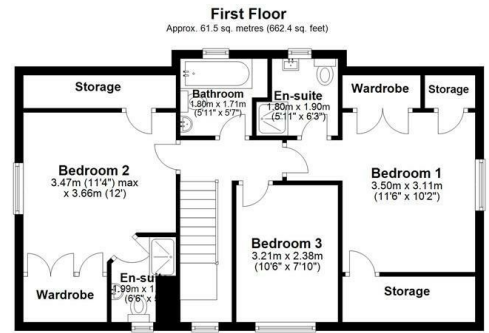
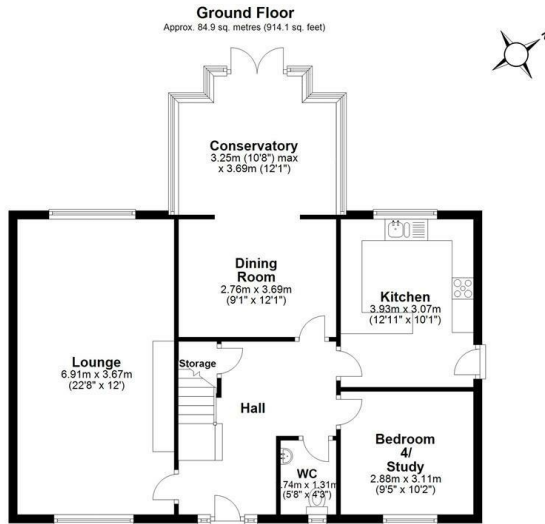




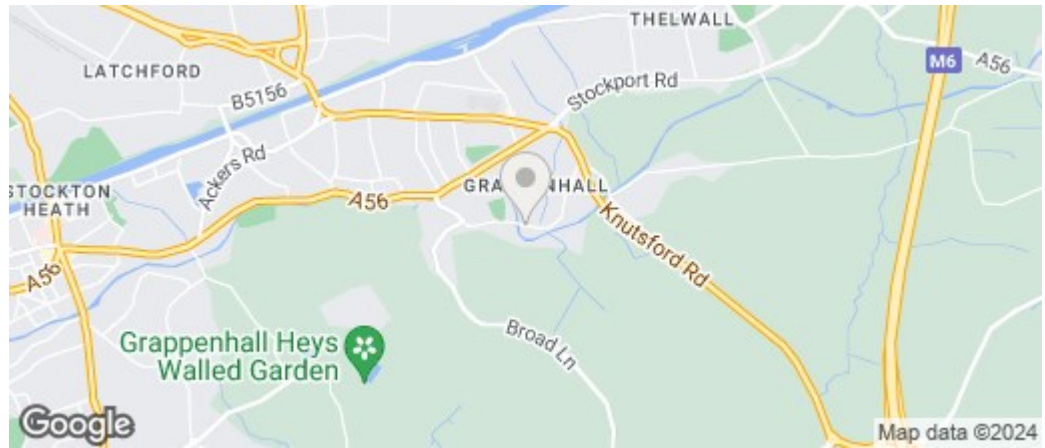


### IMPORTANT NOTICE

Mark Antony Estates wishes to inform all prospective purchasers 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.



Total area: approx. 169.2 sq. metres (1820.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(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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