



East View, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Two Bedrooms
- Sought-After Location
- New Windows
- Brand New Kitchen
- Underfloor Heating
- Period Charm
- Beautiful Garden
- Garden Room
- Modern Updates
- Generous Living Space

INTERNAL

This delightful two-bedroom mid-terrace property is nestled in the highly desirable area of Grappenhall, perfectly blending modern living with timeless character and charm. Recently enhanced with brand-new windows and stylish new front and back doors, the home exudes a fresh and inviting appeal. Step into the contemporary, brand-new kitchen, a standout feature equipped with sleek finishes and the added luxury of underfloor heating, ensuring warmth and comfort all year-round. While the property embraces modernity, it remains thoughtfully in harmony with its period features, preserving a sense of heritage and individuality. The layout offers a cosy yet spacious living environment, ideal for professionals, couples, or small families seeking a balance of practicality and elegance. With its combination of tasteful updates and original charm, this property provides an exceptional opportunity to reside in a sought-after location, making it an ideal choice for anyone looking to enjoy Grappenhall's vibrant community and amenities.

GARDEN

This property offers a beautifully maintained rear garden, providing the perfect space for relaxation or entertaining. A standout feature is the garden room, showcasing additional versatile space, ideal for a home office, studio, or private retreat.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 1330Mb (Via Virgin)



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. 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.

GENERAL INFORMATION

Local Authority: Warrington

Council Band: C

Tenure: Freehold

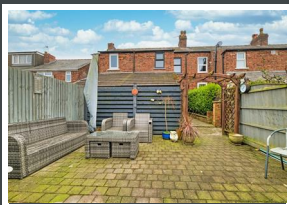
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



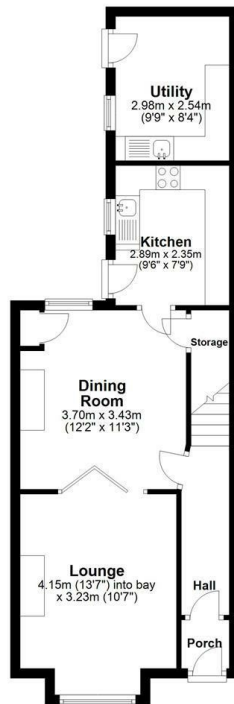


IMPORTANT NOTICE

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.

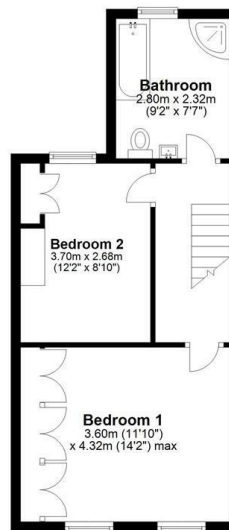
Ground Floor

Approx. 47.8 sq. metres (514.3 sq. feet)



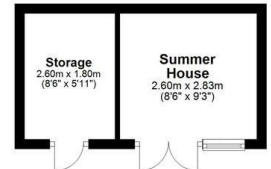
First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Summer House

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus summer house: approx. 12.3 sq. metres (132.4 sq. feet)



Main area: Approx. 86.5 sq. metres (931.0 sq. feet)
Plus summer house, approx. 12.3 sq. metres (132.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	82
		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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