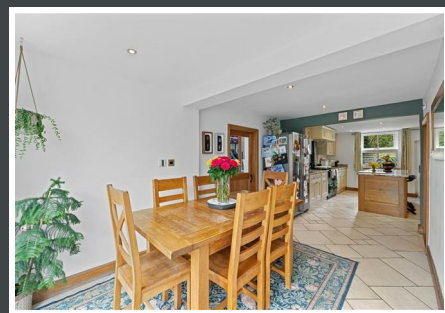




Church Lane, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- No Onward Chain
- Detached Home
- Abundance of Space
- Character and Charm
- Amazing Views
- Perfect for Families
- Five Bedrooms
- Gorgeous Kitchen
- Stunning Garden
- Detached Garage

DESCRIPTION

Nestled in the heart of the picturesque cobbled Grappenhall Village, this original detached residence is located on a quiet and desirable road. With no onward chain, this beautiful family home is full of character and timeless charm, offering stunning views over open fields and a wonderfully spacious layout. With five generously sized bedrooms and plenty of versatile living space, it's perfectly suited for family life. Early viewing is strongly advised to truly appreciate all this delightful home has to offer.

Access to this impressive home begins through a beautifully appointed Smithfields fitted kitchen and dining area, which seamlessly combines style and functionality. From here, you enter a central hallway that leads to a spacious lounge, a versatile family room, and a separate study, ideal for those working from home. The ground floor also benefits from a generously sized utility room and a contemporary shower room, providing excellent convenience for busy family life.

Home to the first floor, are five well-proportioned bedrooms, including a luxurious master suite with En-suite facilities, as well as a modern family bathroom.



GARDEN

This home sits on an excellent plot, and to the rear of the property lies a stunning, private garden, beautifully enclosed by mature trees, shrubs, and vibrant flower beds, creating a peaceful and secluded outdoor retreat. There are multiple patio areas, ideal for alfresco dining or relaxing in the sunshine, along with convenient side access to a detached garage. To the side of the property, you'll find ample driveway parking, which also provides direct access to the garage, offering both practicality and ease.

SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.87m x 3.64m Lounge
- 4.03m x 3.77m Family Room
- 4.85m x 4.74m Dining Room
- 4.03m x 3.63m Kitchen
- 4.76m x 2.66m Study
- 5.06m x 1.76m Utility Room
- 2.56m x 1.28m Shower Room

FIRST FLOOR

- Landing
- 3.71m x 3.64m Bedroom One
- 2.06m x 2.30m En-suite
- 4.76m x 2.66m Bedroom Two
- 3.02m x 3.77m Bedroom Three
- 2.66m x 3.67m Bedroom Four
- 2.73m x 2.63m Bedroom Five
- 1.76m x 3.76m Bathroom
- 1.27m x 2.63m Storage

SERVICES

- Heating: Gas Boiler
- Mains connected: Gas, Electric, Water
- Drainage: 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 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

- Grappenhall Within village
- Stockton Heath 1.5 miles
- Warrington Town Centre 3 miles
- Manchester Airport 13 miles via M56
- Manchester City Centre 20 miles via M56
- Liverpool City Centre 23 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: E
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.



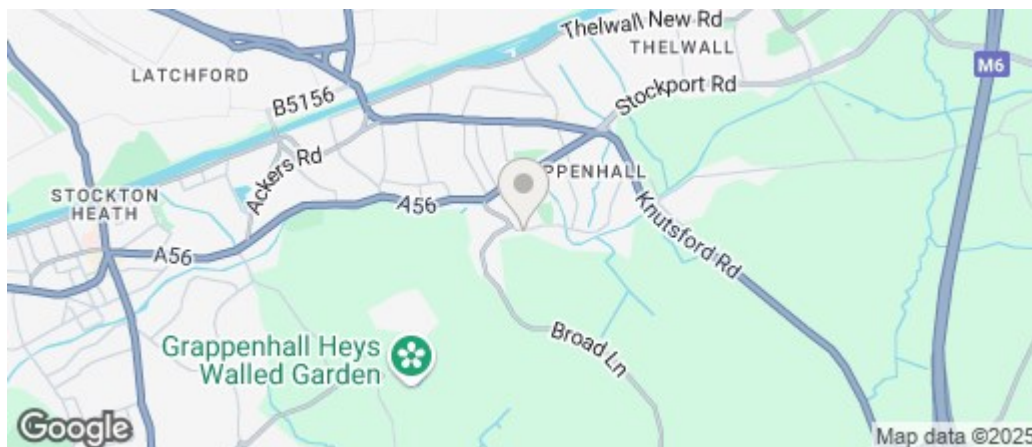
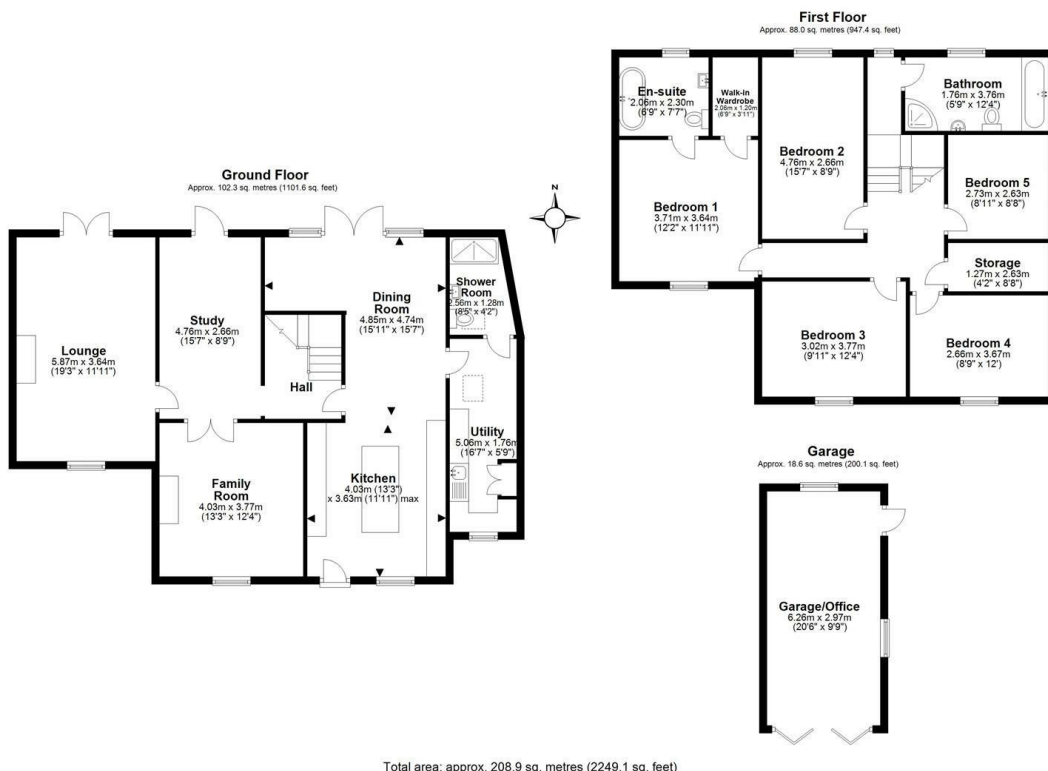






IMPORTANT NOTICE

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	64	80
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 EU Directive 2002/91/EC		

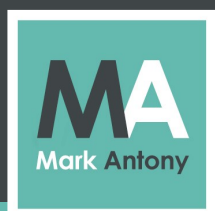
VIEWING ARRANGEMENTS

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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