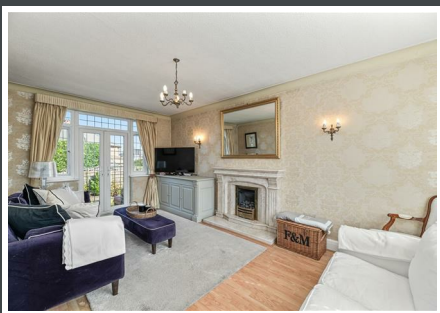




Chester Road, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Family Home
- Expansive Plot
- Detached Garage
- Canal Views
- Close To Amenities
- Three Bedrooms
- Light and Airy
- Driveway
- Close To Excellent Schools
- Desirable Location

INTERIOR

Enter this property through a beautiful stained glass doorway and step into the hallway. The hallway provides you access to all areas of the ground floor, including the generously sized lounge, with a beautiful fireplace, and French doors leading out to the beautiful garden. The charming dining room boasts an expansive window allowing lots of natural light to flood the room, again boasting a further fireplace. To the back of the home, is the kitchen, showcasing fitted cabinets and ample space for appliances and storage. Completing the downstairs is a WC.

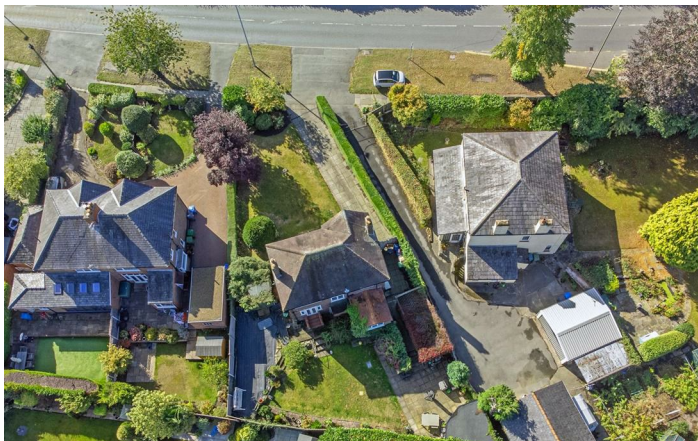
Home to the first floor, there are three bedrooms and a four-piece family bathroom featuring a superb corner bathtub. The master bedroom includes a spacious built-in wardrobe. The second bedroom comfortably fits a double bed, while the third, smaller bedroom is ideal for a child's room or a home office.

EXTERIOR

The property sits on a great sized plot, and has excellent potential for development in the future. Behind the driveway gates, this property has a stretch of lawn at the front of the house, and canal views across the road. The rear garden is spacious and beautifully bordered by flowerbeds and shrubbery to create the perfect outdoor oasis. At the bottom of the garden there is an outdoor pod, with French doors. This has been fitted over the past couple of years, and is very well insulated, with external power points for a Hot Tub, perfect for comfort and relaxation.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 900Mb (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. 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.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: E

Tenure: Leasehold

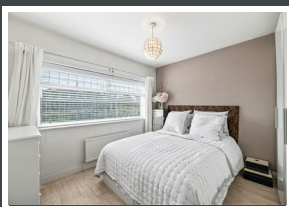
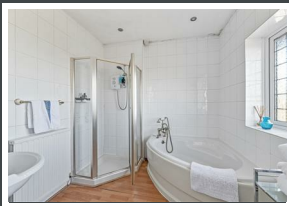
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

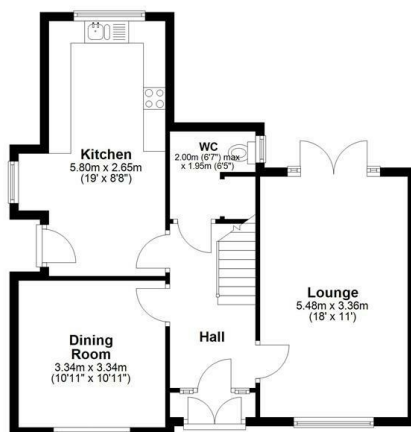




IMPORTANT NOTICE

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.

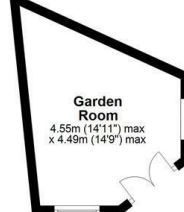
Ground Floor
Approx. 59.9 sq. metres (645.1 sq. feet)



Garden Room

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus garden room, approx. 11.8 sq. metres (126.8 sq. feet)



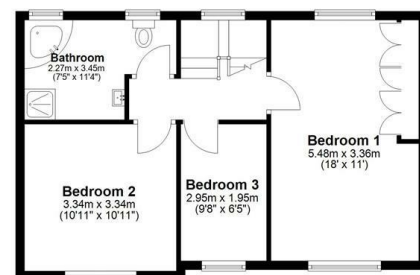
Main area: Approx. 109.1 sq. metres (1174.5 sq. feet)

Plus garages, approx. 15.5 sq. metres (167.3 sq. feet)

Plus garden room, approx. 11.8 sq. metres (126.8 sq. feet)

First Floor

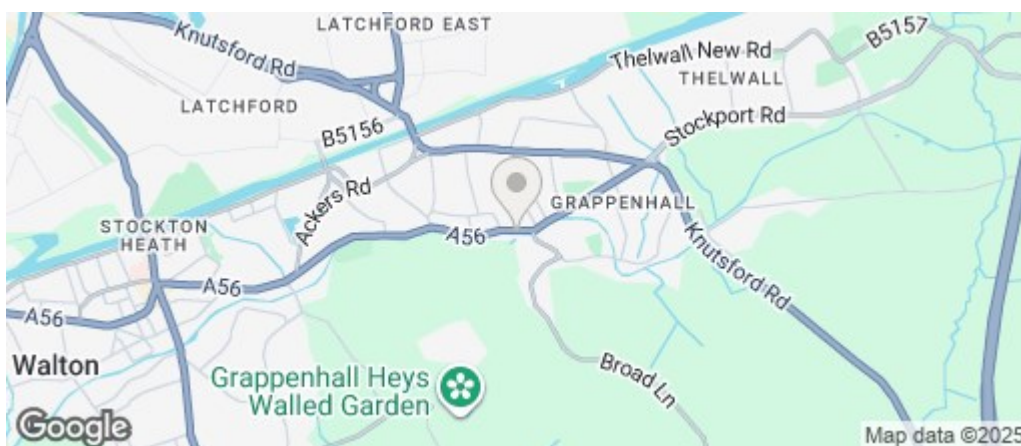
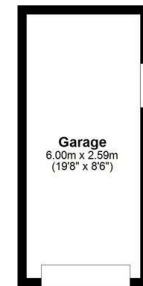
Approx. 49.2 sq. metres (529.4 sq. feet)



Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus garage, approx. 15.5 sq. metres (167.3 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	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



Mark Antony
SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com
www.MarkAntonyEstates.com
Tel: 01925 267070