



Bradshaw Lane, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- One Bedroom
- Desirable Location
- Allocated Parking
- Light And Airy
- Spacious Living
- No Onward Chain
- Overlooking Communal Gardens
- Over 60's Home
- Ample Storage
- Close To Local Amenities

INTERIOR

As you step into the property, you're welcomed by a well-appointed hallway offering generous storage space for everyday convenience. Directly opposite, you'll find a stylish three-piece bathroom, thoughtfully designed for comfort and functionality. Continuing through the home, the spacious primary bedroom invites relaxation and tranquility—an ideal retreat at the end of the day. The living room follows, filled with natural light and perfectly suited for both quiet moments and lively gatherings. Completing this charming apartment is a well-equipped kitchen, ideal for preparing hearty meals and sharing warm culinary experiences.

The building also features a communal area, providing a welcoming space for socializing and connecting with neighbors.

GARDEN/PARKING

Tucked away at the rear of the building lies a beautifully maintained communal garden, perfect for basking in the summer sunshine or sharing relaxed moments with family and friends.

The apartment includes allocated parking, offering peace of mind and effortless access whenever you come and go

SERVICES

- Electric Heating
- Mains connected: Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 500Mb (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. 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 Borough Council

Council Band: C

Tenure: Leasehold

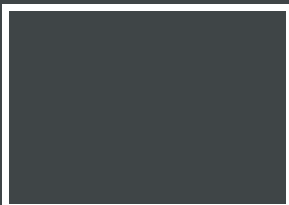
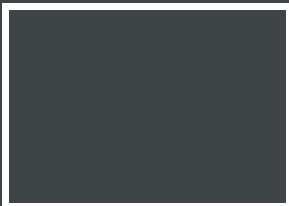
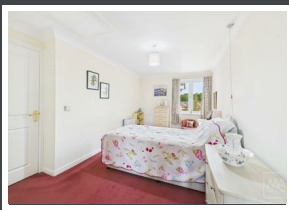
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

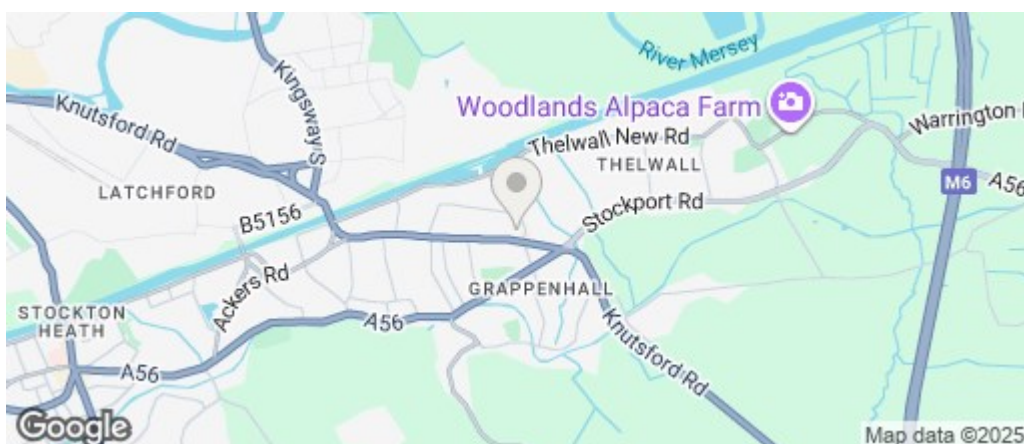
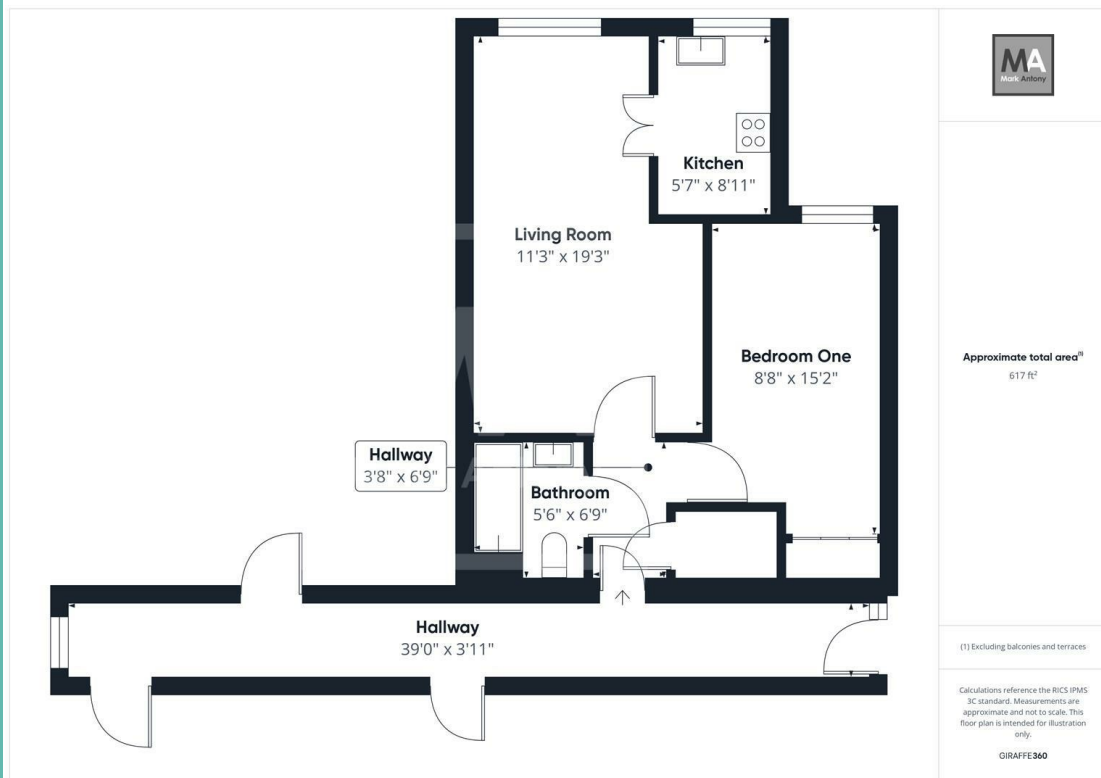
Items may be available under separate negotiation.





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.



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



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