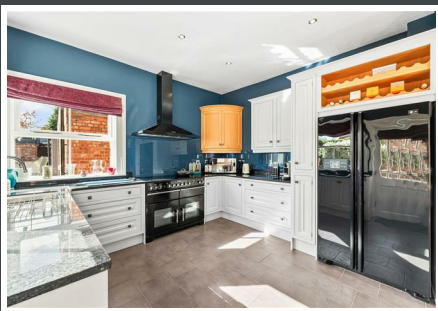




Grappenhall Road, Stockton Heath Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Five Double Bedrooms
- Period Features
- South-Facing Garden
- Rear Parking Space
- Original Features
- Stockton Heath Village
- Character Property
- Detached Garage
- Fantastic Location
- Converted Loft

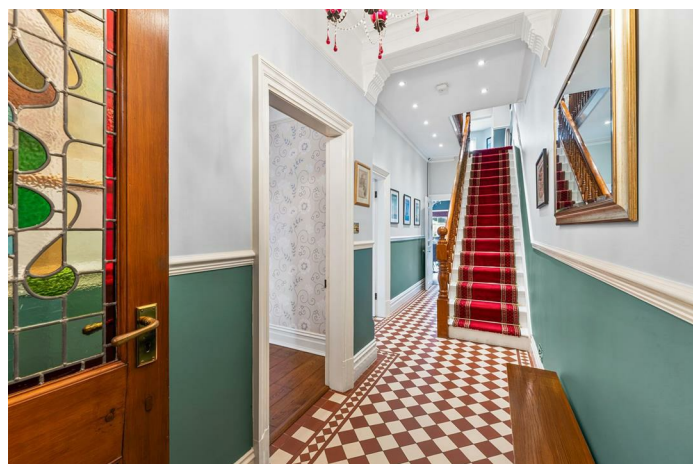
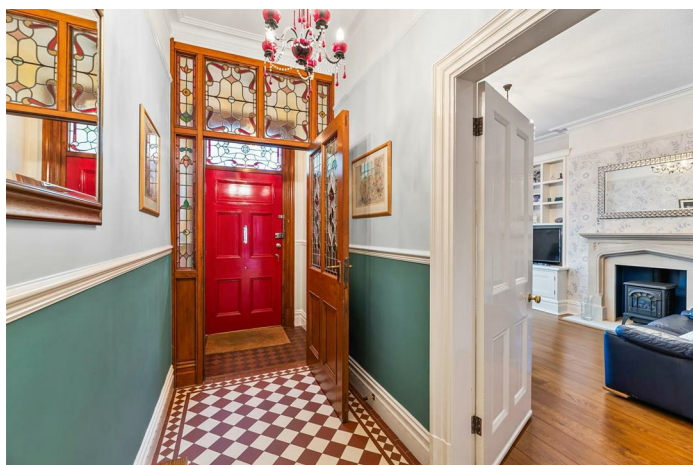
DESCRIPTION

This distinguished Victorian semi-detached home is beautifully presented throughout and offers an exceptional opportunity to acquire a residence of considerable character and charm. The property combines elegant period detailing with well-proportioned family accommodation, making it a truly special home in a highly sought-after location. Boasting five double bedrooms, this home offers extensive living space whilst the interior retains a wealth of original features, including high ceilings, decorative cornices, and feature fireplaces, all contributing to the home's timeless appeal.

At the centre of the home is a spacious open-plan kitchen and dining area, thoughtfully designed for both everyday living and entertaining. This generous space provides direct access to the rear garden and is complemented by a range of versatile reception rooms that allow for flexibility of use. The first and second floors showcase five double bedrooms, a spacious family bathroom and a shower room whilst also offering the fully converted loft, providing a convenient home office space. This property also benefits from the traditional cellar which is an ideal storage solution or, potential for conversion., subject to planning permissions if applicable.

GARDEN

Externally, the home enjoys a beautifully maintained garden, thoughtfully landscaped to provide both privacy and year-round interest. Complementing the outdoor space is the fully serviced utility and the WC. An added benefit is the detached garage and rear parking space, a rare advantage in this central location.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.19m x 4.10m Lounge
- 4.28m x 3.75m Family Room
- 7.27m x 3.64m Kitchen/Dining Room
- 5.18m x 5.63m Cellar
- 2.46m x 2.61m Utility
- 0.86m x 1.37m WC
- 5.55m x 2.60m Garage

FIRST FLOOR

- Landing
- 5.19m x 5.63m Bedroom One
- 4.30m x 3.75m Bedroom Two
- 3.69m x 3.64m Bedroom Three
- 3.36m x 2.27m Bathroom

SECOND FLOOR

- 4.28m x 3.75m Bedroom Four
- 2.94m x 4.29m Bedroom Five
- 7.12m x 2.05m Home Office
- 1.26m x 3.93m Shower Room

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 910Mb (Via BT)

LOCATION - STOCKTON HEATH

Nestled south of Warrington town centre, this upmarket village is surrounded by picturesque countryside. It boasts an impressive selection of independent shops and boutiques and benefits from convenient amenities including a supermarket and post office. Residents also have a vast array of restaurants and bars on the doorstep, offering anything from a casual and relaxed setting to a more cosmopolitan night out. The village is a sought-after location for families, thanks to the number of parks within easy walking distance and outstanding local schools. It is also ideal for young professionals who benefit from the excellent amenities and transport connections.

DISTANCES

- Stockton Heath Village 5 minute walk
- Walton Gardens 1 mile walk
- Warrington Town Centre 2 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 19 miles via M56
- Liverpool City Centre 21 miles via M62

(Distances quoted are approximate)



GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Band: F
Tenure: Leasehold
(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-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	

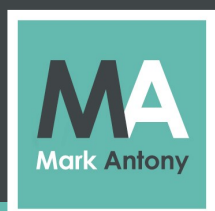
VIEWING ARRANGEMENTS

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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