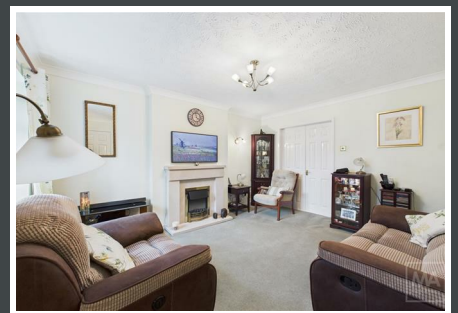




Mottram Close, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Three Bedrooms
- Desirable Location
- Light And Airy
- Garage
- Private Gardens
- Freehold Title
- Driveway Parking
- First Time Buyers
- Family Home
- Close To Local Amenities

INTERIOR

Upon entering the property, you're welcomed by a conveniently located WC, setting the tone for thoughtful design throughout. Flowing seamlessly from the entrance, the spacious living room is bathed in natural light, creating a warm and inviting atmosphere. Beyond this, the kitchen/dining area offers a delightful setting to prepare and enjoy comforting meals after a long day. The home also features a charming sunroom—an ideal sanctuary for relaxation and quiet moments.

Upstairs, you'll find three generously sized bedrooms, each offering a peaceful retreat for rest and rejuvenation. The principal bedroom benefits from its own private En-suite, while the floor also includes a well-appointed family bathroom to serve the remaining rooms.

GARDEN

To the rear of the property lies a beautifully landscaped and meticulously maintained garden, offering a tranquil retreat with the added benefit of privacy and serenity.

Additionally, the home enjoys the convenience of a private driveway and garage, ensuring secure parking and everyday peace of mind.

SERVICES

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

Tenure: Freehold

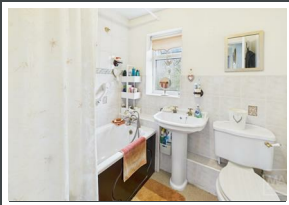
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



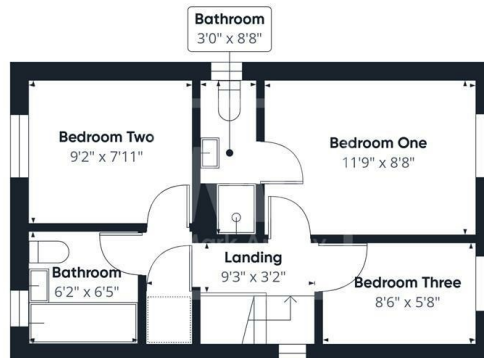


IMPORTANT NOTICE

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



Floor 1

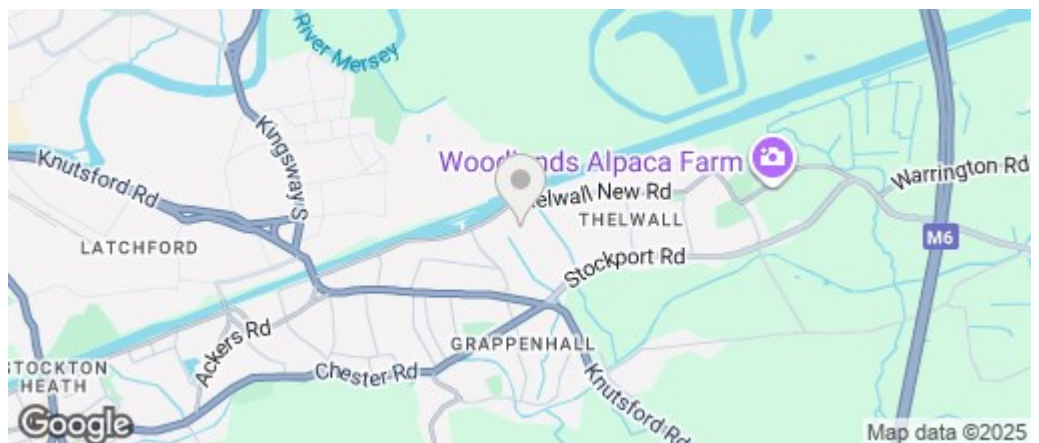


Approximate total area⁹
774 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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		
	66	78

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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