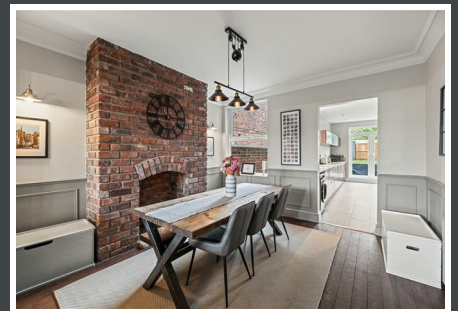




Knutsford Road, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Traditional Family Home
- Sought After Location
- Modern Interior
- Spacious Garden
- Close To Amenities
- Three Bedrooms
- Main Bedroom With EnSuite
- Open Plan Living Dining
- Ample Storage
- Excellent Transport Links

INTERIOR

Access into this traditional yet stylish home is via the bright and airy hallway leading into the open-plan lounge and dining room. The lounge is a tranquil space with a large bay fronted window and beautiful log burner around an exposed brick fireplace, offering the perfect space for relaxing and unwinding with its cosy atmosphere and a seamless flow into the dining room. The dining room also benefits from an exposed brick fireplace with wooden flooring, oak doors and traditional coving throughout. Following the natural flow of this home you will find the modern kitchen with the real show stopper being the exposed brick feature wall housing the range cooker. The kitchen also benefits from added storage, handy breakfast bar and French doors leading to the garden.

To the first floor, you are presented with three spacious bedrooms with the second bedroom benefiting from built in double wardrobes. There is also a modern fitted bathroom which is tiled throughout. Completing this attractive home is the main bedroom which benefits from an En-suite with a fitted shower. The bedroom also has access to the loft conversion currently used as a home office. This multifunctional space offers an abundance of natural light, built in cupboards providing plenty of storage and traditional exposed beams, complimenting the decor tastefully. This home is the perfect blend of traditional and modern features.

EXTERIOR

The traditional rear garden features a low-maintenance lawn and a patio area ideal for summer dining and relaxation. This space also benefits lighting, outdoor plug sockets and mature greenery.

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: C

Tenure: Leasehold

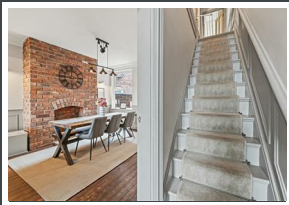
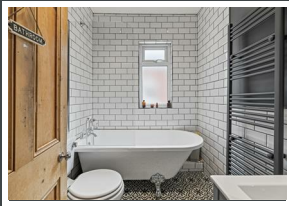
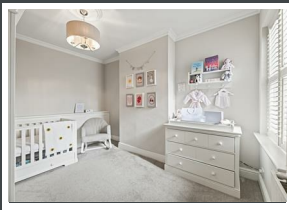
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.

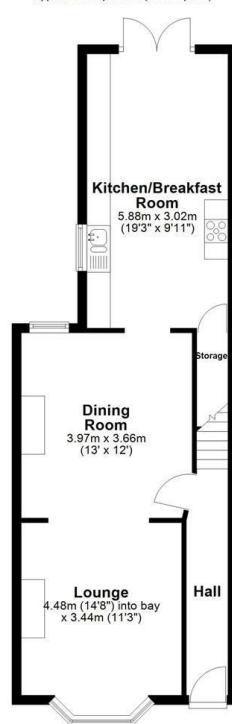




IMPORTANT NOTICE

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.

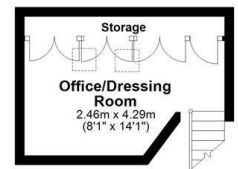
Ground Floor
Approx. 52.7 sq. metres (567.6 sq. feet)



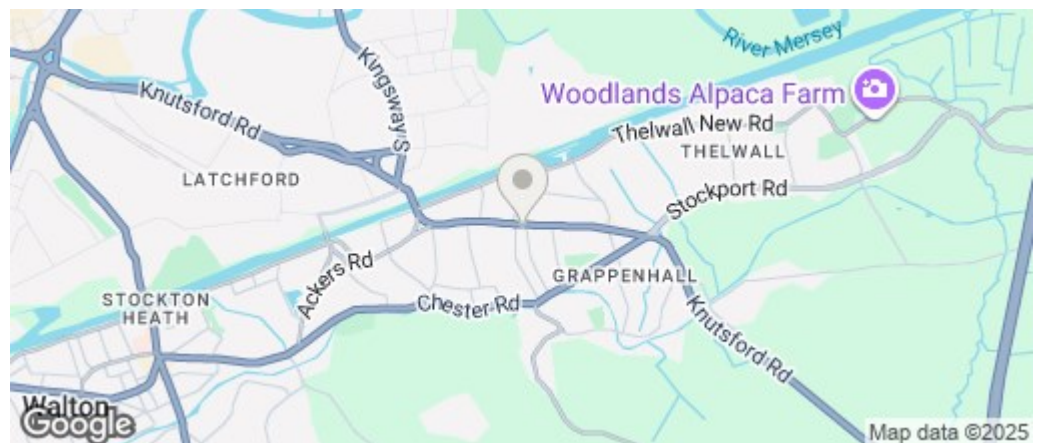
First Floor
Approx. 51.9 sq. metres (558.8 sq. feet)



Second Floor
Approx. 11.5 sq. metres (123.6 sq. feet)



Total area: approx. 116.1 sq. metres (1250.0 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



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