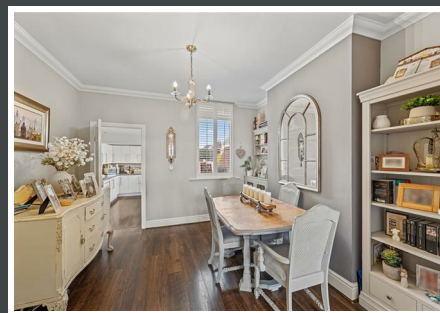




East View, Grappenhall Warrington,



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Edwardian Home
- First Time Buyers
- Modern Touches
- Warm and Cosy
- Popular Location
- Two Bedrooms
- Character and Charm
- Spacious Throughout
- East/West Facing Garden
- Permit Parking

INTERIOR

As you step into this elegant Edwardian home, you're welcomed by a spacious lounge where a bay-fronted window with original sash frames invites an abundance of natural light. The room's character is further enhanced by a charming statement fireplace, creating a warm and relaxing atmosphere. Flowing seamlessly from the lounge, the adjoining dining room continues the home's period charm, offering a versatile space ideal for everyday meals or entertaining guests.

At the rear, the kitchen is fitted with sleek worktops and integrated appliances, combining modern convenience with traditional style.

Upstairs, there are two spacious double bedrooms and a contemporary family bathroom, designed to meet everyday needs with a clean and functional layout.

GARDEN

The property also benefits from an east-west facing garden, which basks in sunlight throughout the day. This well-maintained outdoor space features a harmonious blend of lawn and patio, creating an ideal setting for entertaining friends and family or simply enjoying a quiet afternoon in the sun. Beyond the courtyard there is a further brick outhouse providing additional storage.

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

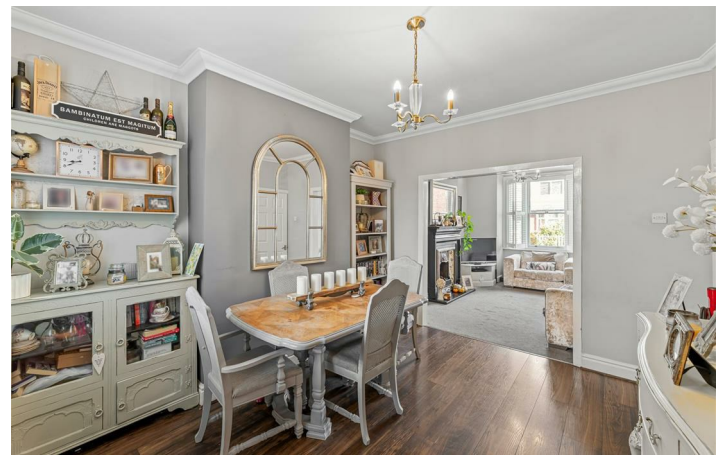
Tenure: Freehold

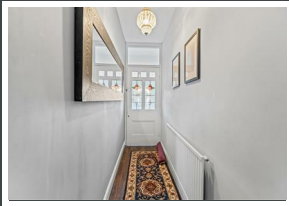
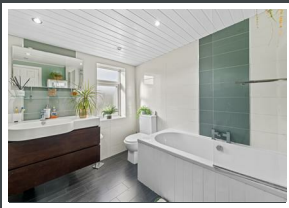
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



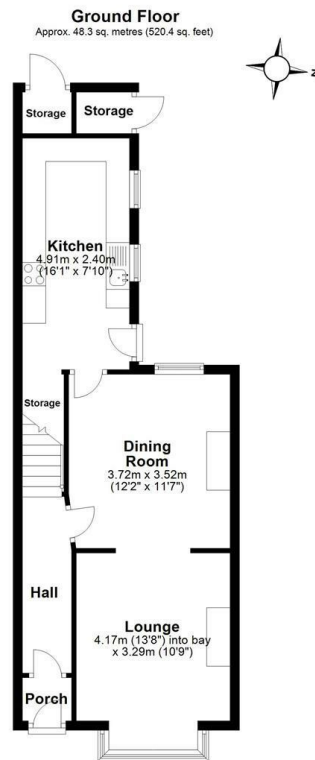


IMPORTANT NOTICE

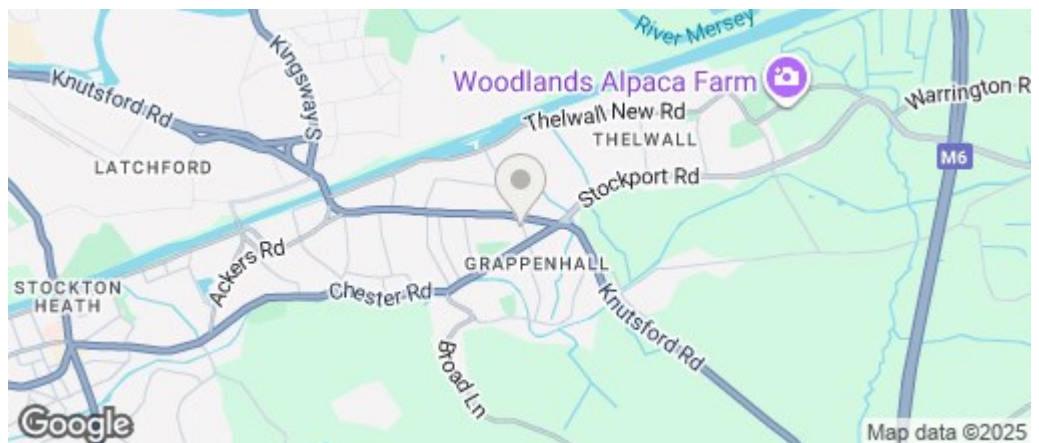
Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration 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.



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Total area: approx. 87.0 sq. metres (936.7 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

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