



Shirley Drive, Grappenhall Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Link Detached
- Office
- Perfect Family Home
- Utility Room
- Sought After Location
- Three Double Bedrooms
- Bay Fronted Lounge
- Driveway Parking
- Conservatory
- Beautiful Garden

DESCRIPTION

A gorgeous link detached property in the highly sought after location of Grappenhall. This spacious family home has three double bedrooms and an abundance of living space. There is a beautiful rear garden and driveway parking to the front. Viewings are highly recommended.

Access into this wonderful home is via a welcoming hallway leading to a bay fronted lounge, open plan kitchen/diner and a lovely sunny conservatory. There is also an office, utility room and downstairs WC. To the first floor there are three double bedrooms and a modern family bathroom.

GARDENS

To the rear of the property there is a delightful and very private garden. The garden is mainly laid to lawn and is surrounded by mature shrubs and trees. The conservatory leads out onto a patio area, perfect for alfresco dining. To the front of the property there is a further garden area and driveway parking.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- Lounge 4.37m x 3.69m
- Conservatory 2.90m x 3.87m
- Dining Kitchen 3.24m x 5.62m
- Utility 1.49m x 2.28m
- Office 2.66m x 2.28m
- WC

FIRST FLOOR

- Landing
- Bedroom One 4.20m x 2.95m
- Bedroom Two 3.41m x 3.05m
- Bedroom Three 3.19m x 2.57m
- Bathroom 1.63m x 2.47m

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 362Mb (Via Virgin)

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.

Enjoying a 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.

DISTANCES

- Stockton Heath 1 mile
- Warrington Town Centre 2 miles
- Lymm 3 miles
- Manchester Airport 13 miles via M56
- Manchester City Centre 20 miles via M56
- Liverpool City Centre 26 miles via M62

(Distances quoted are approximate)



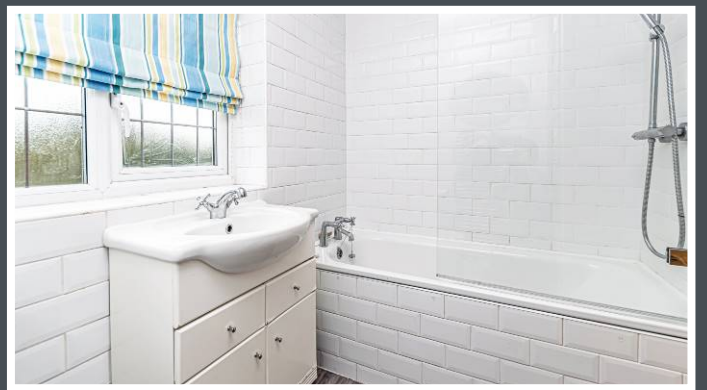
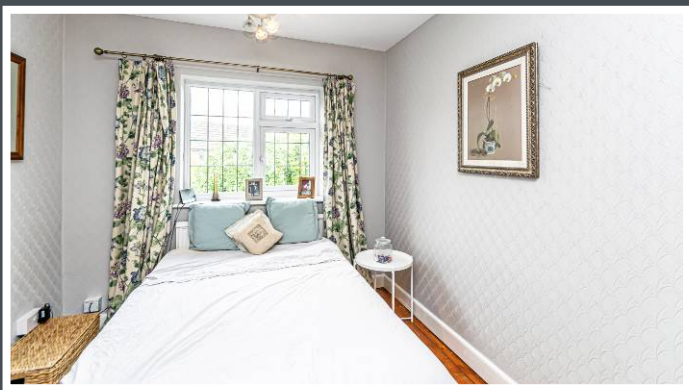
GENERAL INFORMATION

Local Authority: Warrington Borough Council
Council Tax Band: E
Ground Rent: £20 per annum
Tenure: Leasehold
(to be confirmed by Solicitors.)

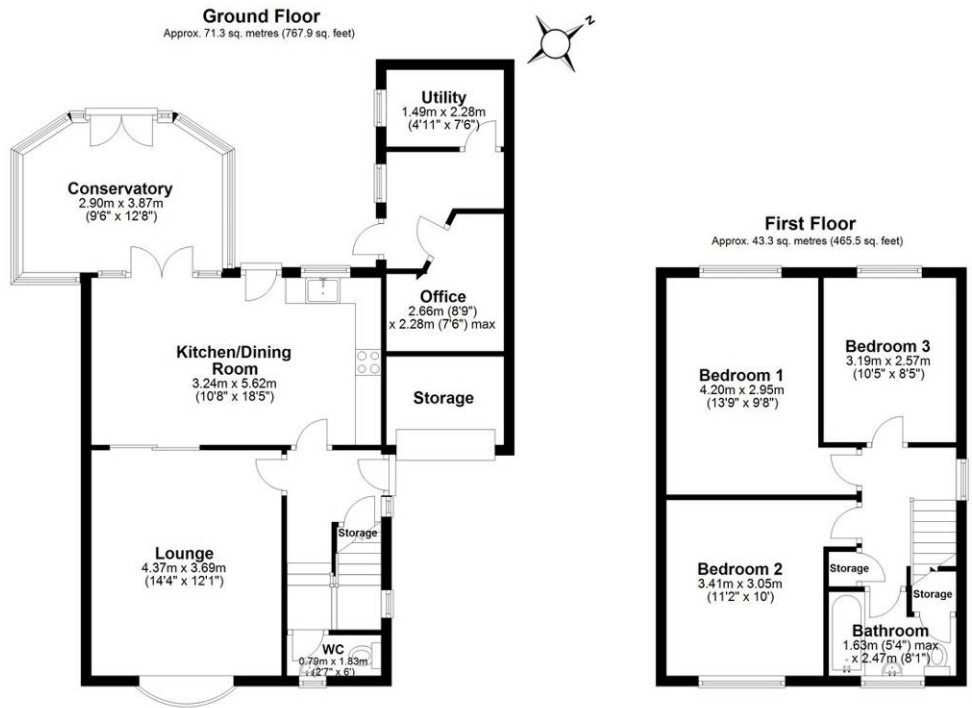
Contents, Fixtures and Fittings

Not included in the asking price. Contents, Fixtures and Fittings for separate negotiation.





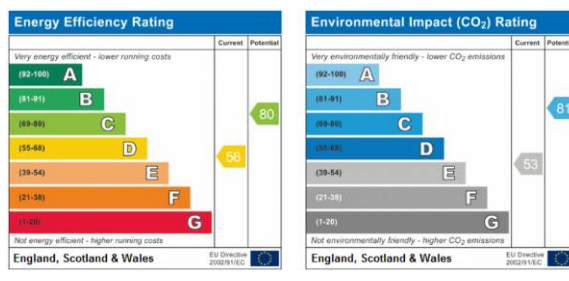




Total area: approx. 114.6 sq. metres (1233.5 sq. feet)

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.



VIEWING ARRANGEMENTS

Viewing is strictly by appointment only
Please call **01925 267070** to arrange.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals
- Insurance • Conveyancing • EPCs



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