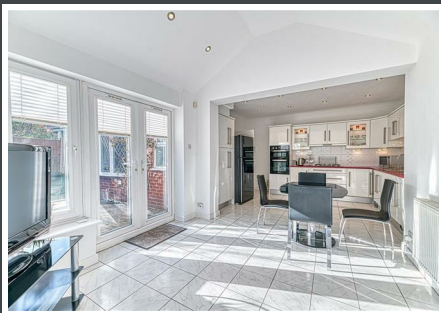




Bellhouse Lane, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Detached Family Home
- No Onward Chain
- Stunning Garden
- Village Location
- Driveway Parking
- Four Bedrooms
- Three Reception Rooms
- Abundance of Potential
- Garage
- Canal Side

DESCRIPTION

Welcome to your dream home! A stunning detached property which is located in the desirable area of Grappenhall Village. Celebrating four double bedrooms, ample living space and a fantastic private rear garden which benefits from beautiful canal views. This beautiful family home has an abundance of potential and should not be missed.

Upon entering, you're greeted by a welcoming hallway, providing access to all areas of the ground floor. To the front is a large living room, which is perfect for family gatherings, as well as benefiting from a feature fireplace and two bay fronted windows. From the hallway there is the dining room and the spacious, well equipped shower room. To the rear is the kitchen and orangery which form the heart of the house. The orangery, flooded in sunlight, extends from the kitchen, offering a great space and the perfect place to enjoy the stunning views of the garden.

On the first floor there are four double bedrooms, perfect for the growing family. Bedroom one benefits from a WC and built in wardrobes. Bedroom two also offers built in wardrobes.

Whilst situated in a quiet location, this property is also within easy reach of local amenities and excellent motorway links.

GARDEN

This family home, sits on a spacious plot, surrounded by greenery and views of the Bridgewater canal. It boasts a combination of patio and a well maintained lawn, perfect for entertaining and relaxation. The garden also showcases a small pond and a large garage to the side. To the front there is parking for multiple cars.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 3.62m x 8.90m Lounge
- 2.78m x 3.46m Dining Room
- 2.32m x 3.46m Shower Room
- 3.14m x 4.23m Kitchen
- 3.47m x 3.22m Orangery
- 4.70m x 3.56m Garage

FIRST FLOOR

- Landing
- 4.10m x 4.56m Bedroom One
- 1.33m x 1.08m WC
- 3.66m x 4.24m Bedroom Two
- 2.48m x 4.56m Bedroom Three
- 2.96m x 4.24m Bedroom Four

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Mains
- Broadband Availability: Up to 74Mb (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.

Grappenhall is a historic picture postcard village with cobbled street, excellent pubs, a beautiful old church and a cricket club. The property is within easy reach of Liverpool, Manchester and Chester, due to the excellent motorway network being only a short drive from the property.

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.



DISTANCES

- Grappenhall Village 5 minute walk
- Stockton Heath 2 miles
- Warrington Town Centre 3 miles
- Manchester Airport 13 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 27 miles via M62

(Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: F

Tenure: Freehold

Contents, Fixtures and Fittings

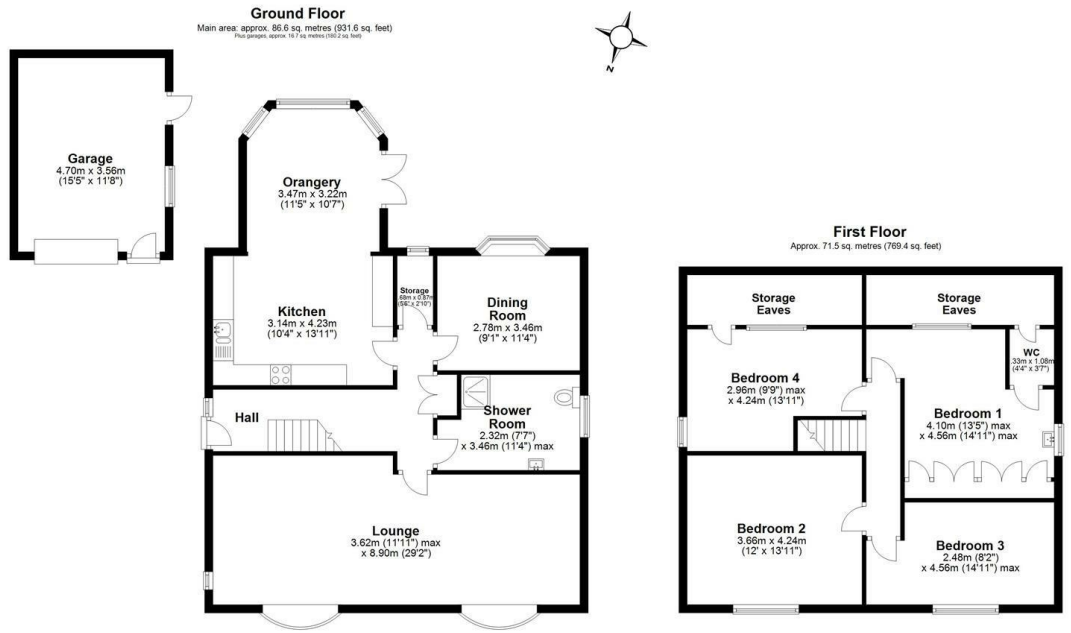
Not included in the asking price. These items may be available under separate negotiation.



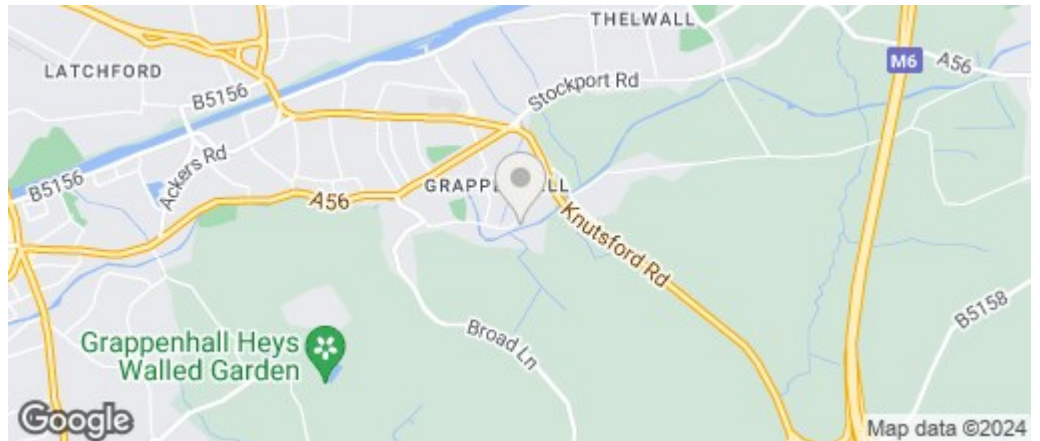


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all 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.



Main area: Approx. 158.0 sq. metres (1701.1 sq. feet)
Plus garages, approx. 16.7 sq. metres (180.2 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		67	79
(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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