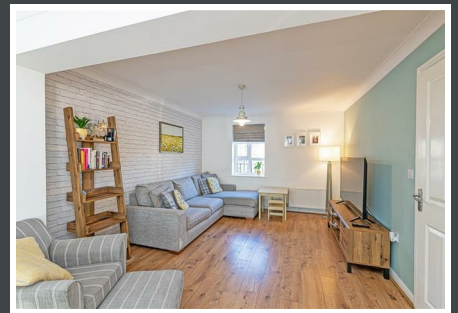
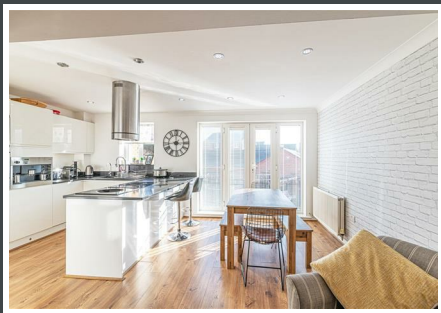




Tresham Drive, Grappenhall Warrington, Cheshire



Mark Antony
SALES & LETTING AGENTS

HIGHLIGHTS

- Beautiful Town House
- Open Plan Living Space
- Four Bedrooms
- Recently redecorated
- Within Walking of Village
- South Facing Garden
- Freehold
- Ample Storage
- Modern Kitchen
- Garage

DESCRIPTION

A beautiful four bedroom town house which is ideally set up for family life. Boasting an open plan layout with a modern kitchen and a good sized garden. Perfectly positioned, within walking distance to the Village as well as the local schools. Set over three floors, this family home boasts ample living space throughout.

Entrance in to the property is via the welcoming hallway. The ground floor is home to bedroom four/study as well as a shower and a utility room which can be accessed via the garage. To the first floor, there is a stunning open plan space comprising of the lounge and the kitchen diner which boasts a Juliet balcony. On the second floor, bedroom one is home to two fitted wardrobes as well as an en-suite. There are two further good sized bedrooms as well as a modern family bathroom. This ideal family home celebrates lots of storage throughout.

GARDEN

This south facing garden is a real sun trap and the perfect space to enjoy the beautiful summer months. The garden celebrates a patio area as well as a lawn. To the front there is a driveway which is suitable for multiple cars and access to the garage.



SUMMARY OF ACCOMMODATION

GROUND FLOOR

- Entrance Hall
- 5.21m x 2.42 m Garage
- 0.50m x 0.87m Shower Room
- 2.36m x 3.66m Bedroom Four/Study
- 2.36m x 1.56m Utility Room

FIRST FLOOR

- Landing
- 3.65m x 3.39m Lounge
- 3.19m x 5.37m Kitchen/Dining Room

SECND FLOOR

- 2.89m x 3.24m Bedroom One
- 0.81m x 3.08m Ensuite
- 3.04m x 3.08m Bedroom Two
- 2.07m x 2.87m Bedroom Three
- 1.87m x 1.98m Bathroom

SERVICES

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

LOCATION - GRAPPENHALL

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. The village was first listed in the Domesday Book and is home to St Wilfrid's Church which features a cat carving on the tower façade. Legend has it that this was the inspiration behind Lewis Carroll's Cheshire Cat in Alice's Adventures in Wonderland. 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 Heys Walled Garden 5 minute walk
- Stockton Heath 30 minute walk
- Warrington Town Centre 4 miles
- Manchester Airport 14 miles via M56
- Manchester City Centre 22 miles via M56
- Liverpool City Centre 28 miles via M62

(Distances quoted are approximate)

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: D

Tenure: Freehold

Contents, Fixtures and Fittings

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

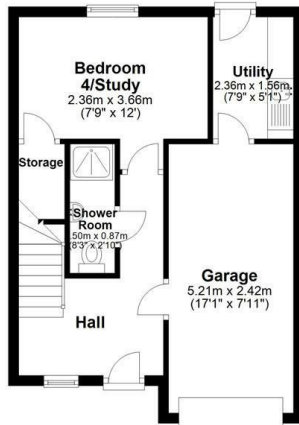




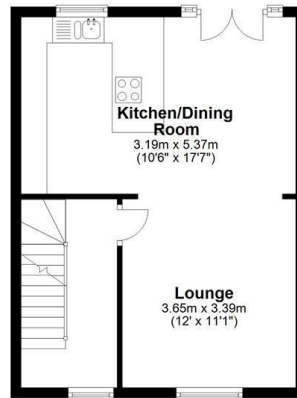
IMPORTANT NOTICE

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.

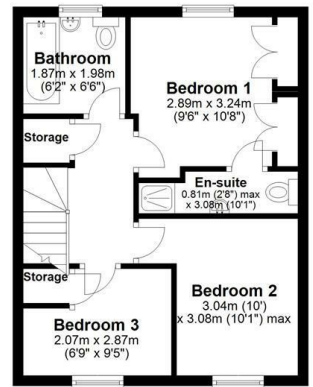
Ground Floor
Approx. 38.7 sq. metres (416.5 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.4 sq. feet)



Second Floor
Approx. 36.8 sq. metres (396.0 sq. feet)



Total area: approx. 112.7 sq. metres (1212.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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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