



# York Drive, Grappenhall, WA4 2EJ

£895,000

5 3 3



A stunning period semi located occupying a prime corner position within the Grappenhall conservation area.

The immaculate, high quality accommodation extends to approximately 2700 sqft and briefly includes; entrance porch & hall, three separate reception rooms, kitchen / dining room, utility, WC, four first floor double bedrooms, ensuite, a newly refitted bathroom and second floor bedroom with additional ensuite. Outside there are two driveways (providing off road parking for four cars), a detached double garage and lovely gardens to three sides.

Early Viewing Essential. No Chain Delay With This Sale.

### Viewing

By prior appointment through our Stockton Heath office on 01925-398343.

### Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate and are not to be used for room and furniture planning.

### Agents Notes

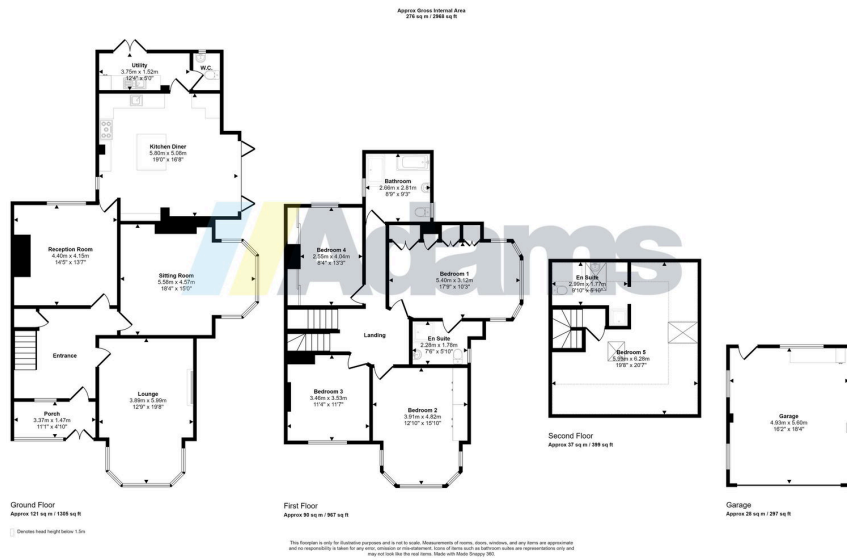
Tenure: Leasehold

Annual Ground Rent: TBC

Lease Term: TBC

Council Tax Band: G





- Stunning Period Semi
- Excellent Corner Position
- Approx 2700 sqft
- Immaculate Presentation
- Three Reception Rooms
- Five Beds / Three Baths
- Gardens To Three Sides
- Double Garage + Two Driveways
- Viewing Essential
- No Chain Delay

