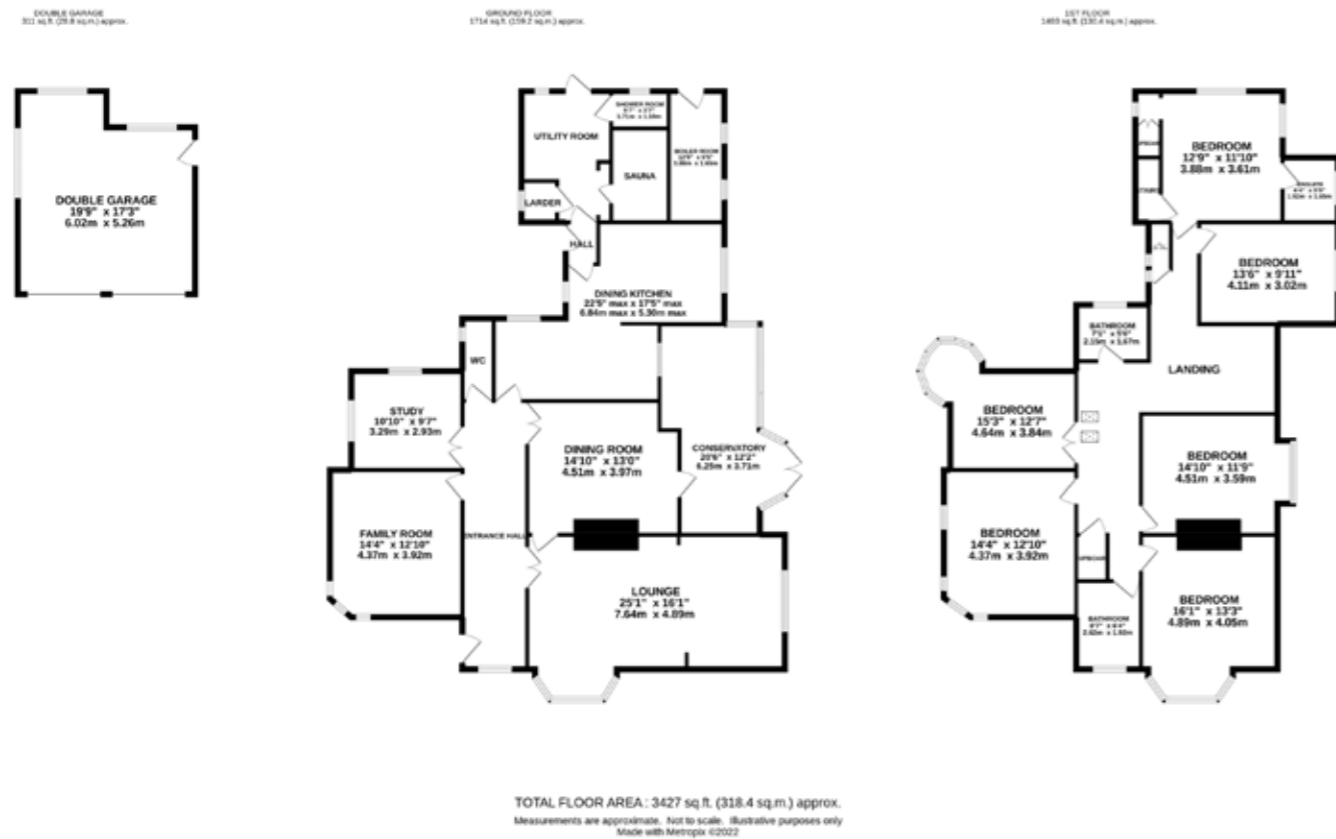


THE NOOK
Balmoral Road, Grappenhall
£895,000



NOTICE
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THE AREAS LEADING ESTATE AGENCY

Stockton Heath
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A RARE OPPORTUNITY TO PURCHASE this substantial property on Balmoral Road in GRAPPENHALL. The EXTENSIVE ACCOMMODATION comprises, entrance hall, family room, study, lounge, CONSERVATORY and dining kitchen served by utility. Shower room, sauna and boiler room to the rear. SIX BEDROOMS and three bath/shower rooms to the first floor. Externally a DETACHED DOUBLE GARAGE and grounds laid to lawn.

GASCOIGNE HALMAN

- FANTASTIC PROPERTY
- SIX BEDROOMS
- DINING KITCHEN & UTILITY
- FOUR BATH/SHOWER ROOMS

- CONSERVATORY
- EXCELLENT PLOT
- DOUBLE DETACHED GARAGE

£895,000

THE NOOK

Balmoral Road, Grappenhall



DESCRIPTION

A fantastic flexible family home in an excellent sized plot in Grappenhall. Some updating is required internally to make this a truly spectacular property. Bay windows and a turret bedroom to the first floor. There are four reception rooms and a conservatory overlooking the rear garden which is mainly laid to lawn occupying a private aspect surrounded by established trees and privets. To the first floor there are six good sized bedrooms, spacious landing and three bath/shower rooms. A detached double garage, ample off road parking and neatly kept gardens.

LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

From the centre of Stockton Heath proceed east along the A56 Grappenhall Road. At the traffic lights continue into Chester Road, take the 4th left into Hilltop Road and take the 2nd right into Balmoral Road where the property can be found immediately on the right hand side.

TENURE

FREEHOLD
SERVICES (NOT TESTED)
 Services have not been tested and you are advised to make your own enquiries and/or inspections.
LOCAL AUTHORITY
 Warrington Borough Council - Tax Band G
VIEWING
 Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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