



**GASCOIGNE
HALMAN**

WATERSIDE, CHURCH LANE, GRAPPENHALL,
WARRINGTON

THE AREAS LEADING ESTATE AGENT

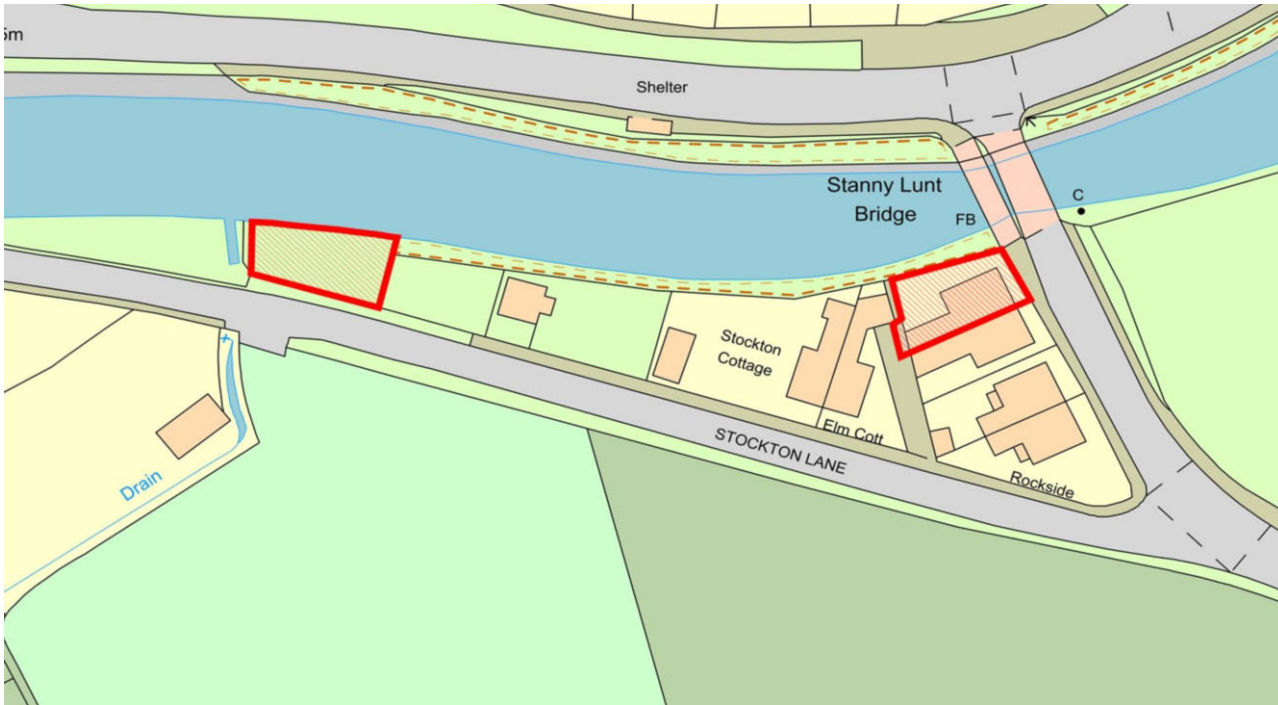
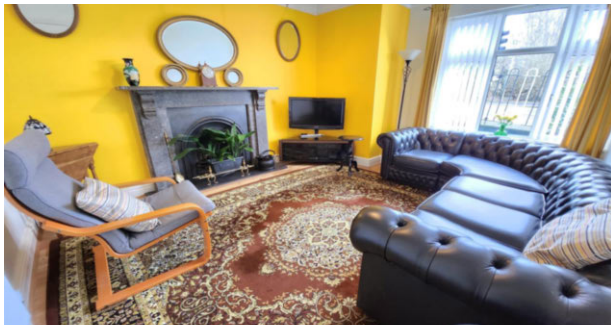


WATERSIDE, CHURCH LANE, GRAPPENHALL, WARRINGTON

A canal-side three bedroom semi detached home a short walk from Grappenhall Village with mooring. The accommodation is laid out over three floors with spectacular views over the Bridgewater Canal and beyond.

The internal accommodation in brief comprises entrance hallway with stairs leading to the first floor and useful understairs study or storage area. A reception room to the front of the property currently used as a sitting room with beautiful fireplace. The second larger reception room has double doors leading to the rear courtyard with picture window overlooking the canal. The kitchen with underfloor heating is fitted with a range of base and eye level units with integrated fridge freezer and opens onto the utility room with stable door to the courtyard. A downstairs WC completes the ground floor.





To the first floor there are two double bedrooms with canal views along with a three piece bathroom suite with underfloor heating. A further double bedroom on the second floor has a Juliette balcony with far reaching views along with under eaves storage.

Externally the property benefits from an enclosed courtyard to the rear with a lovely undercover seating area, a gate leads down steps to a decked and landscaped canal-side area. The property also has a separate lawned garden plot with lockable gate where the mooring is located.

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

SAT NAV: WA4 3EL

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Tax Band D

EPC RATING

Current D / Potential C



TOTAL FLOOR AREA: 1257 sq ft. (116.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

STOCKTON HEATH OFFICE

01925 860 400

stocktonheath@gascoignehalman.co.uk

29 Walton Road Stockton Heath WA4 6NJ

**GASCOIGNE
HALMAN**