



**GASCOIGNE  
HALMAN**

3 STRICKLAND CLOSE, GRAPPENHALL HEYS,  
WARRINGTON

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THE AREAS LEADING ESTATE AGENT



### 3 STRICKLAND CLOSE, GRAPPENHALL HEYS, WARRINGTON

A well maintained and updated detached family house. Adapted and improved to provide flexible accommodation including two reception rooms plus open plan family/Dining Kitchen refitted by 'Smithfields' in Stockton Heath. Spacious landing with study area or potential fifth bedroom, four Bedrooms and three bath/shower rooms (two en-suites) . Professionally landscaped gardens to the rear with private sitting areas. Driveway and Double Garage.



A fantastic opportunity to purchase this much improved family house which has been occupied by the same vendor since new. Updated with replacement kitchen and bathrooms. The accommodation includes entrance hall with access to two separate reception rooms and open dining kitchen with doors onto the garden.



To the first floor this house design had an option to have a large spacious landing with study area or fifth bedroom, currently a study but easily converted. Four generous sized bedrooms, two with en suite shower rooms and luxury family bathroom. Externally attractive gardens to the rear, driveway and double garage.

### **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 3LJ

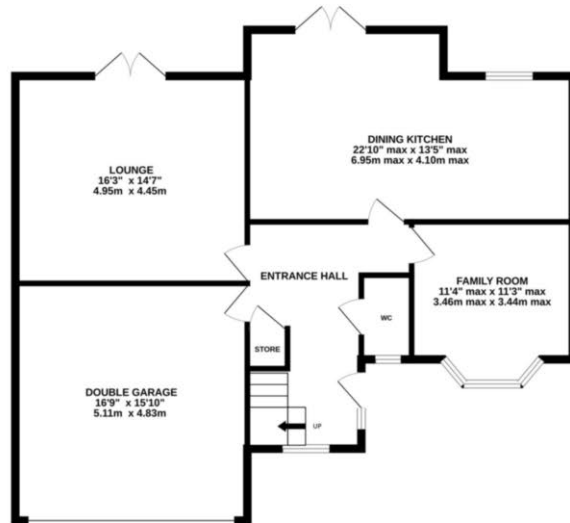
### **TENURE**

Freehold

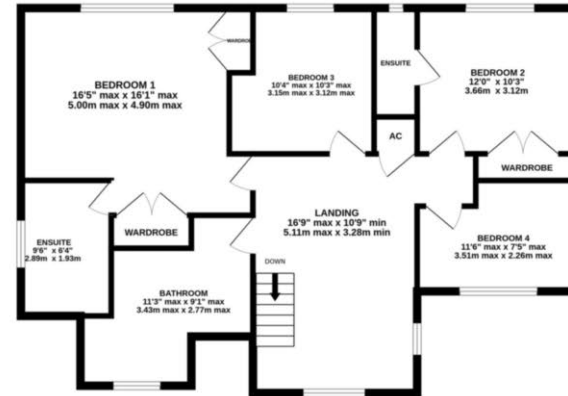
### **LOCAL AUTHORITY**

Warrington BC - Council Tax Band G

GROUND FLOOR  
1062 sq.ft. (98.6 sq.m.) approx.



1ST FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 1991 sq.ft. (184.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## STOCKTON HEATH OFFICE

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