



**GASCOIGNE
HALMAN**

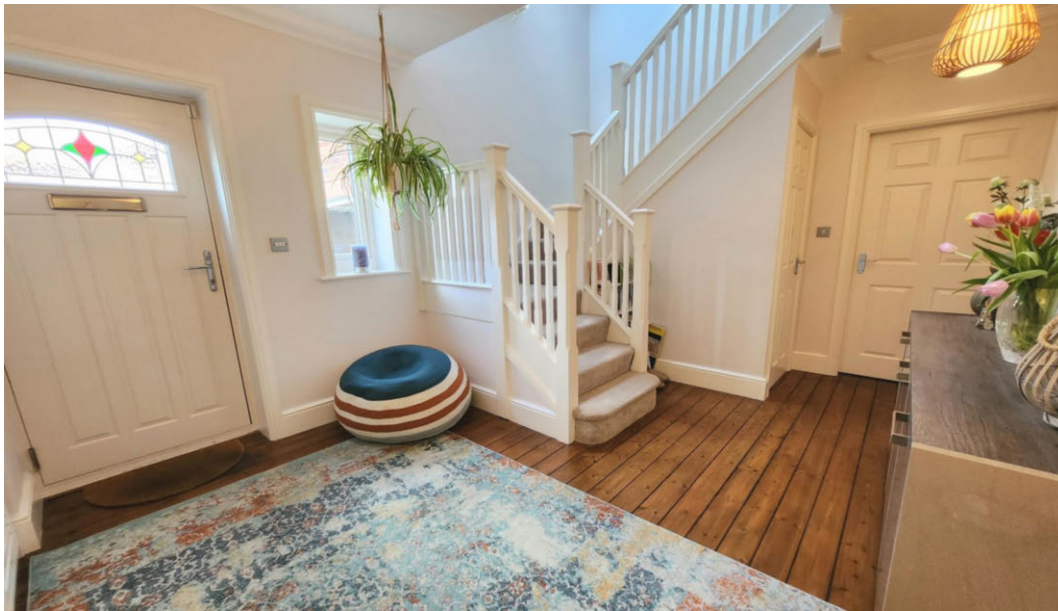
THE COACH HOUSE, ROCKFIELD MEWS, ALEXANDRA
ROAD, GRAPPENHALL

THE AREAS LEADING ESTATE AGENT



THE COACH HOUSE, ROCKFIELD MEWS, ALEXANDRA ROAD, GRAPPENHALL

LOCATED DOWN A PRIVATE ROAD, THE COACH HOUSE is a unique property offering STUNNING ACCOMMODATION THROUGHOUT. Comprising: welcoming entrance hallway, lounge, family dining room and kitchen served by a utility room. To the first floor, master bedroom with en-suite and walk-in wardrobe, three further bedrooms and a family bathroom. gardens driveway and garage.



Fantastic location at the head of a private road this stunning residence is situated within the conservation area of Grappenhall which is one of the most desirable areas in Cheshire to live. The property itself boasts many features worthy of note, dual aspect lounge with bi-folding doors leading out onto the patio and rear garden, family dining room and stylish bespoke kitchen with integrated appliances which is served by a handy utility room.



From the hallway via a turning staircase off the landing is four bedrooms with the master bedroom benefiting from a en-suite facility and a large walk-in wardrobe. Modern family bathroom. Externally there are good sized gardens with patio to the rear and a larger lawned garden to the side with summer house. Courtyard to the front providing parking and a garage.

DIRECTIONS

SAT NAV: WA4 2AE

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.

TENURE

Leasehold

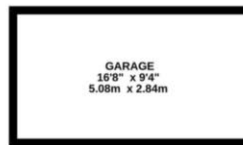
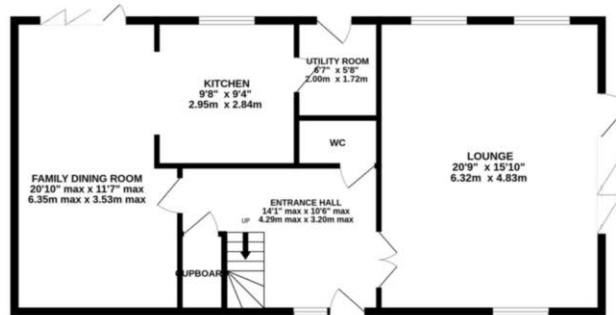
LOCAL AUTHORITY

Warrington BC - Council Tax Band F

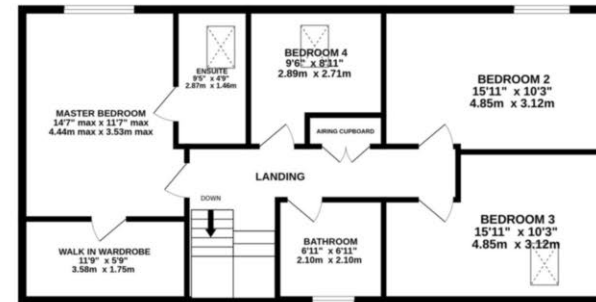
EPC RATING

Current C / Potential B

GROUND FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



1ST FLOOR
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 1899 sq.ft. (176.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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