



**GASCOIGNE
HALMAN**

88 CHESTER ROAD, GRAPPENHALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A three bedroom semi detached house situated conveniently for Grappenhall, Warrington, Lymm and a 5 minute drive from the motorway Junction for both the M56 and M6 at Lymm services. The property has been well maintained and benefits from a detached garage and extended accommodation in both the kitchen and living areas.

In brief the property comprises entrance porch accessed through a UPVC double glazed door with an original stained glass insert inner door to the entrance hall with stairs leading to the first floor and understairs storage. A bay fronted reception room with gas living flame fire gives a cosy escape from the family living/dining kitchen which is at the rear. The kitchen is fitted with a range of base units with integrated appliances including oven, gas hob and extractor plus fridge/freezer and dish washer. The kitchen opens into a lounge and again into a dining room with sliding doors to the rear garden.





To the first floor there are three bedrooms all with fitted furniture along with a family bathroom which is partially tiled and has a shower over the bath and heated towel rail. Externally the property benefits from a printed driveway providing off road parking whilst to the rear is an enclosed and lawned garden with hedgerow borders. A detached garage has an up and over door to the front with a further door and window to the garden. A viewing is recommended to appreciate the great location and extended accommodation.

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 2QF

TENURE

Leasehold

LOCAL AUTHORITY

Warrington BC - Tax Band D

EPC RATING

TBC



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.

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