



**GASCOIGNE
HALMAN**

76 GRAPPENHALL ROAD, STOCKTON HEATH

THE AREAS LEADING ESTATE AGENT



76 GRAPPENHALL ROAD, STOCKTON HEATH

A fantastic four bedroom Edwardian semi detached home situated a short walk from Stockton Heath Village and benefitting from driveway parking to the front and an attractive garden and patio to the rear. This family home has attractive period features throughout from high ceilings to fireplaces whilst being updated with modern shower rooms and double glazing.

In brief the internal accommodation comprises Minton tiled entrance porch and hallway with stairs leading to the first floor. Three separate reception rooms, two with beautiful bay windows and a third with French doors leading to the side patio. The kitchen with vaulted ceiling is to the rear with a range of base and eye level units and an integrated fridge freezer.





To the first floor are four bedrooms, with master en-suite and family shower room. Externally there is a brick paved driveway providing ample off road parking to the front whilst to the rear is a south facing garden with external WC and large pation area for outside dining and entertaining plus private gate onto the Bridgewater canal towpath.

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 2AX

TENURE

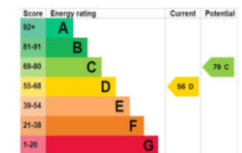
Leasehold - 999 years from 1905

LOCAL AUTHORITY

Warrington BC - Tax Band F



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**