



**GASCOIGNE  
HALMAN**

13 VICTORIA ROAD, GRAPPENHALL

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THE AREAS LEADING ESTATE AGENT





## 13 VICTORIA ROAD, GRAPPENHALL

A beautiful period semi detached home situated on a popular road with attractive gardens to the front and rear. The property has been tastefully extended and offers an open plan kitchen/living/dining area with bi-folding doors plus two further ground floor reception rooms whilst three double bedrooms are serviced by two bathrooms upstairs.

In brief the internal accommodation comprises entrance hallway with stairs leading to the first floor, a fantastic pattern tiled floor plus downstairs cloakroom. A versatile reception room with bay window is to the front and is currently used as the dining room with feature fireplace. A separate sitting room connects the entrance hall and extended kitchen. The kitchen has been fitted with a range of base and eye level units with integrated appliances and central island which opens into living and dining areas with bi-folding doors and vaulted ceiling flooding the room with natural light. A useful pantry completes the ground floor.







To the first floor there are three large double bedrooms the master being served by an en-suite shower room whilst a family bathroom completes the internal accommodation. Externally the property is set back from the road with a low brick wall and lawned garden. A driveway provides ample off road parking. To the rear is a good sized lawned garden with mature shrubbed borders, summer house and storage 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 2EN

### **TENURE**

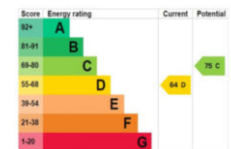
Freehold

### **LOCAL AUTHORITY**

Warrington BC - Tax Band E



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