



**GASCOIGNE
HALMAN**

33 GRAPPENHALL ROAD, STOCKTON HEATH,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



33 GRAPPENHALL ROAD, STOCKTON HEATH, WARRINGTON

A beautifully characterful five bedroom semi-detached period home situated a short walk from Stockton Heath village and benefiting from spacious accommodation throughout. With driveway parking and attractive rear garden plus cellar the property is a great family home.

The property offers the perfect blend of period features including fireplaces in most rooms coupled with modern luxuries such as plantation shutters to most windows. In brief the accommodation on offer comprises entrance porch and hallway with stairs leading to the first floor. A bay fronted lounge with feature fireplace and separate cozy sitting room with Chesney's log burner. The dining room has space for a large table and chairs with access to the cellar and an original cast iron stove. Leading from the dining room is the kitchen which is fitted with a range of matching base and eye level units with space for range cooker. A useful utility room has space for laundry appliances, door to the rear garden and access to the downstairs WC which completes the ground floor accommodation.





To the first floor there is a fantastic size master bedroom with fitted wardrobes. The current owners have changed a bedroom into a master dressing room which leads into a recently fitted Smithfields en-suite with Duravit and Hansgrohe fittings. Three further double bedrooms over the first and second floor are serviced by the family bathroom.

Externally the property benefits from driveway parking to the front whilst to the rear is a block paved patio ideal for outside dining and entertaining. Beyond is a lawned garden with flower bed borders and a lovely covered decked area. Finally, a detached brick built garage offers a versatile storage space which could be converted to a buyer's needs. A wonderful home all-round where a viewing is highly recommended.

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 2AH

TENURE

Leasehold - 960 years from 1926
£3 per annum (already paid for several years to come)

LOCAL AUTHORITY

Warrington BC - Tax Band F



TOTAL FLOOR AREA : 2652 sq.ft (246.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

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**