



**GASCOIGNE
HALMAN**

11 GRAPPENHALL ROAD, STOCKTON HEATH,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



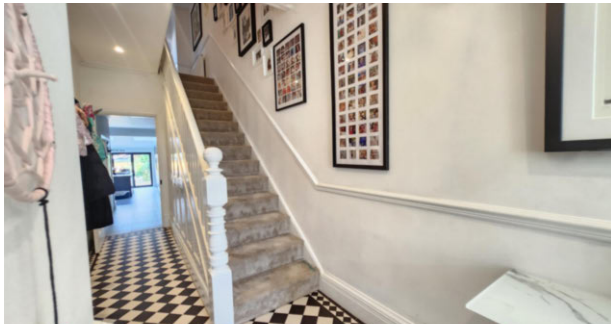
11 GRAPPENHALL ROAD, STOCKTON HEATH, WARRINGTON

A fantastic period semi detached home situated a stone's throw from Stockton Heath village and with stunning accommodation over three floors plus an unconverted cellar and useful garden room.

Internally, in brief the property comprises entrance hallway with stairs leading to the first floor. A large bay fronted lounge with sash windows and log burner. A separate versatile reception room behind can be used as a dining room, sitting room or playroom with feature fireplace. The kitchen has been extended and fitted with a modern range of cabinetry and integrated appliances including oven, microwave, warming drawer, hob with built in extractor, two larger fridges and a larger freezer and a dishwasher. Double sink with boiling water tap. Bi-folding doors lead to the rear garden. A utility room and downstairs WC complete the ground floor.

To the first floor there are three bedrooms and a family bathroom whilst to the second floor a further double bedroom and four piece bathroom are on offer. A large under eaves storage area houses the boiler and provides a great loft space. Finally an unconverted cellar is accessed off the kitchen.





Externally there is a widened driveway to the front of the property whilst to the rear is a large tiled patio area ideal for outside dining with wood slat fences and lighting. A lawned area leads to the garden room which is currently used as a gym but provides a versatile space for an office or studio.

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

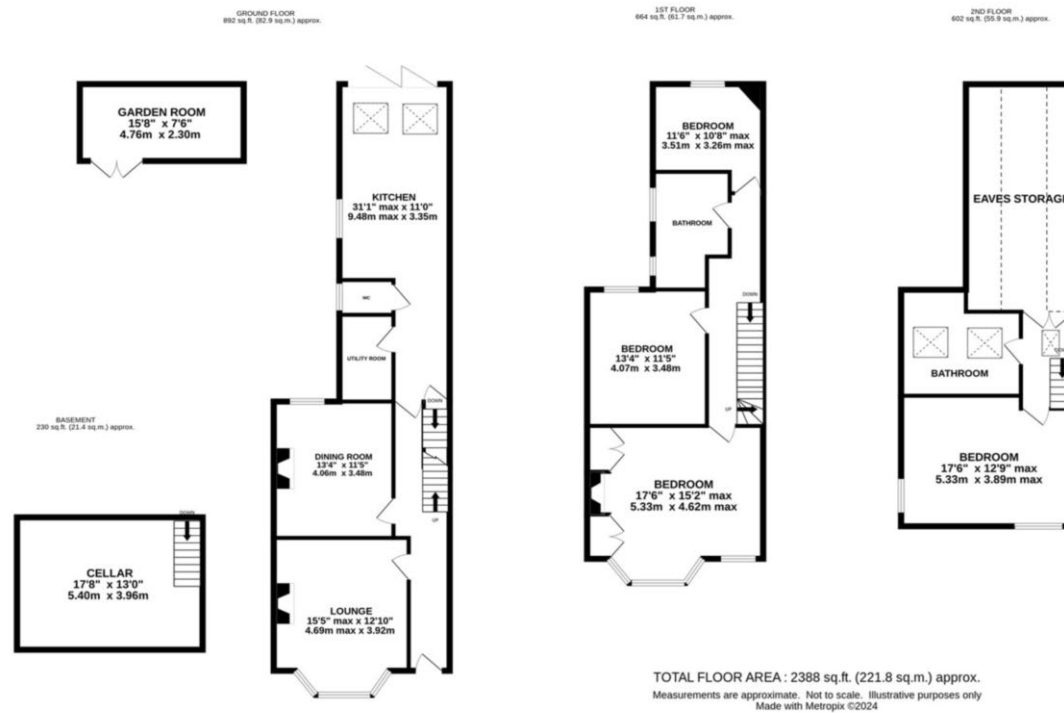
SAT NAV: WA4 2AH

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Tax Band F



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