



**GASCOIGNE
HALMAN**

2 MAYFIELD ROAD, GRAPPENHALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT



2 MAYFIELD ROAD, GRAPPENHALL, WARRINGTON

A simply stunning end terrace house which has been beautifully renovated by the current owners with spacious accommodation over three floors including four bedrooms and two bathrooms. Situated conveniently for local amenities, the property benefits from a lovely outside area to the rear which could also be used as off road parking.

In brief the accommodation on offer comprises entrance hallway with useful understairs storage. A bay windowed, dual aspect lounge features a gas living flame fire with stone fireplace whilst a separate dining room provides a versatile reception area for dining and/or a further sitting room. The kitchen has been re-fitted with a range of contrasting cabinetry and quartz worktops with integrated appliances and a Belfast sink. Double doors leading to the rear garden and complete the ground floor.





To the first floor are three bedrooms with a stunning bathroom suite whilst to the second floor there is a further bedroom and bathroom.

Externally the property has an enclosed rear courtyard ideal for outside dining and seating. Gates allow the area to be used for off road parking if required.

This is a high specified house which needs to be viewed to be appreciated.

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

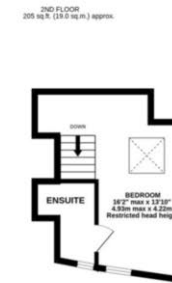
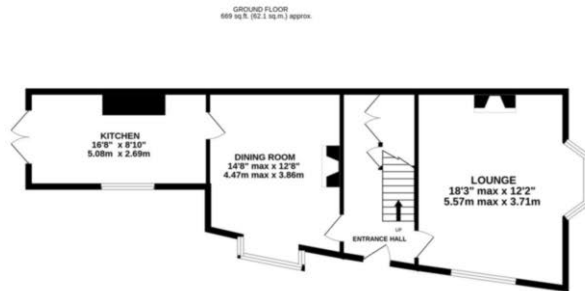
SAT NAV: WA4 2NP

TENURE

Leasehold - 980 years from 1919

LOCAL AUTHORITY

Warrington BC - Tax Band C



TOTAL FLOOR AREA : 1523 sq.ft. (141.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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