



**GASCOIGNE  
HALMAN**

317 CHESTER ROAD, GRAPPENHALL, WARRINGTON

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THE AREAS LEADING ESTATE AGENT





## 317 CHESTER ROAD, GRAPPENHALL, WARRINGTON

Situated conveniently for Grappenhall, Stockton Heath and Lymm is this two bedroom detached bungalow. Benefiting from an attractive garden frontage with long driveway and garage, the property has two separate reception rooms and is sold with no onward chain.

In brief the accommodation comprises entrance porch and hallway. A fitted kitchen overlooking the rear garden with side access, equipped with a range of matching base and eye level units with space for appliances. A separate dining room and lounge with recently fitted remote operated fire. With the kitchen, dining room and lounge all being at the rear of the property, there is potential to knock through to make one or two larger rooms for modern day living.







The two bedrooms are both double with the larger having fitted furniture whilst a shower room and separate WC complete the internal accommodation on offer.

Externally the property is set back from the road behind a long driveway with attractive borders providing a beautiful setting. Access down the side of the property is through a wrought iron gate leading to the enclosed rear garden with greenhouse. A single garage with electric door also provides access to the back garden through a door to the rear.

## 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

For SatNav purposes: WA4 2QQ

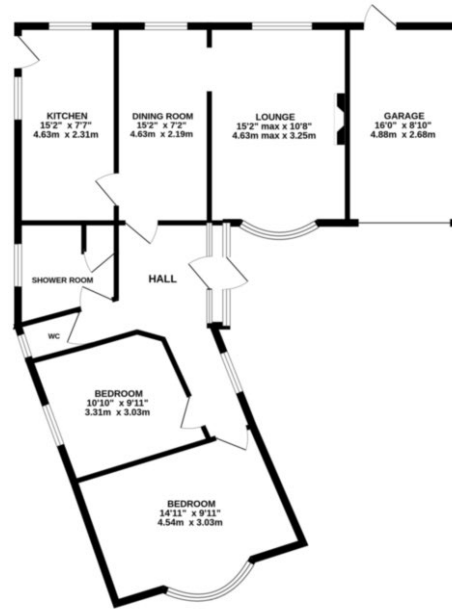
## TENURE

Freehold

## LOCAL AUTHORITY

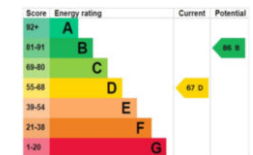
Warrington BC - CTB D

GROUND FLOOR  
953 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Hologram 11000

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