



**GASCOIGNE
HALMAN**

36 MAYFIELD ROAD, GRAPPENHALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT

An extended three bedroom semi detached property with fantastic orangery, high quality fittings and a superb outside space with a covered seating area around a brick fireplace. Situated conveniently for local amenities and within easy access for transport links and the motorway network, the property also benefits from no onward chain.

In brief the accommodation comprises entrance hall with stairs to first floor, a lounge with bay window to the front aspect and a feature fireplace. A fantastic kitchen which opens into the orangery which has been fitted with a high quality range of base and eye level cabinetry, granite work surfaces and a range of integral appliances. A door leads to the side patio and an understairs cupboard provides useful storage. The orangery is a great place for the family and for entertaining with encapsulated remote operated blinds, underfloor heating and Bi-fold doors to the garden.

To the first floor there are three bedrooms along with a shower room.

Externally, the property is brick paved to the front leading down the side of the property through a lockable gate to the rear garden and patio. A

covered seating area is perfect for outside dining with brick fireplace and chimney.

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

SATNAV: WA4 2NP

TENURE

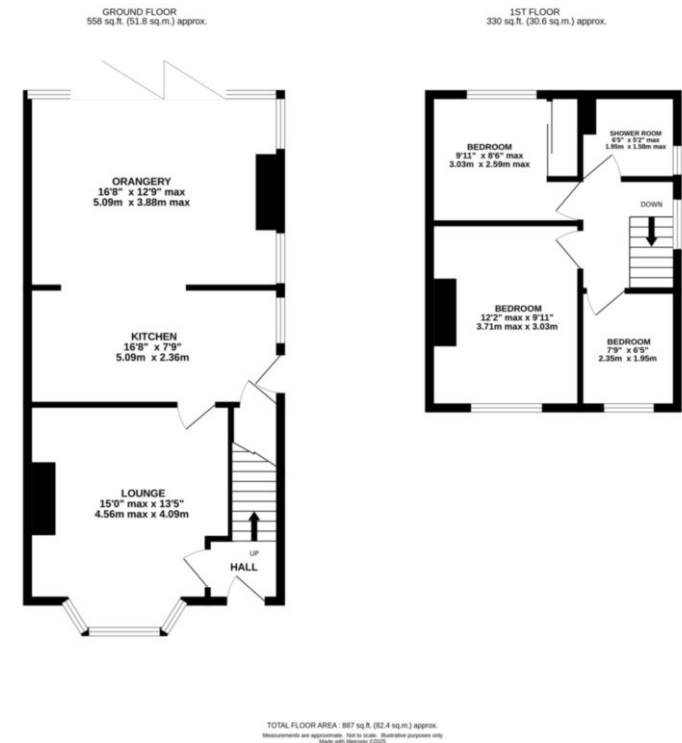
Leasehold - 971 years from 29 September 1934 - GR £4 PA

LOCAL AUTHORITY

Warrington BC - Council Tax Band C

EPC RATING

Current - D



STOCKTON HEATH OFFICE

01925 860400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, WA4 6NJ

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