



**GASCOIGNE
HALMAN**

4 MENLOW CLOSE, GRAPPENHALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A lovely two/three bedroom bungalow tucked away within a quiet cul-de-sac in Grappenhall Village. The bungalow has been extended to offer a versatile reception room or bedroom whilst good size and private gardens along with a single garage make for an enviable purchase.

In brief the accommodation on offer comprises entrance porch and hallway. A fitted kitchen with a range of matching base and eye level cabinetry and integrated appliances. The lounge with bay window overlooks the wonderful rear garden whilst an extension to the rear offers a versatile dining room or further bedroom. The study still retains access to plumbing for an en-suite if a buyer so desires. The two bedrooms are spacious and include fitted wardrobes whilst a modern bathroom has been fitted with a four piece suite including bath and separate shower.





Externally a large and private lawned garden is to the rear with patio and powered summer house. A driveway and single garage completes what is a fantastic bungalow all round.

LOCATION

Grappenhall along with Stockton Heath village boast 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 2RA

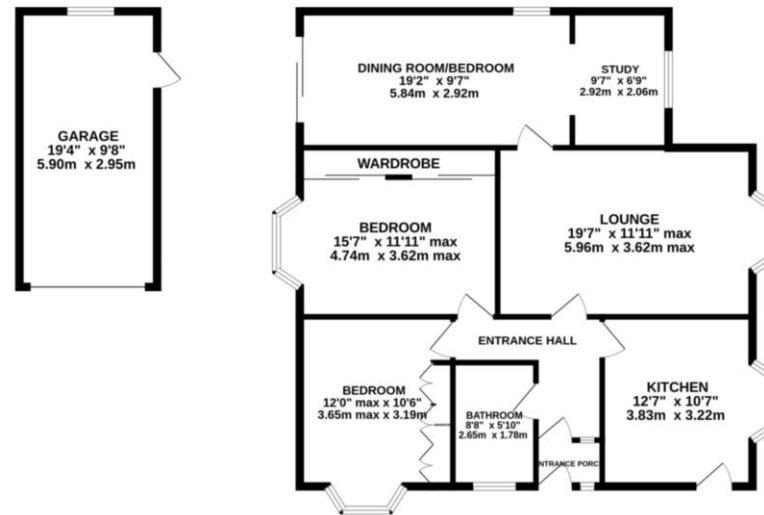
TAX

Warrington BC - Council Tax Band E

TENURE

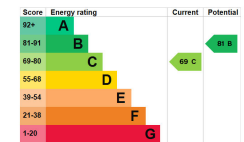
Freehold

GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metriplex 12/2020

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