



**GASCOIGNE
HALMAN**

32 BELLHOUSE LANE, GRAPPENHALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT



32 BELLHOUSE LANE, GRAPPENHALL, WARRINGTON

A spacious and versatile, four bedroom detached home on the banks of the Bridgewater Canal and a stones throw from the local amenities Grappenhall Village has on offer. The property is well presented throughout and benefits from a detached garage and attractive rear garden. Sold with no onward chain.

In brief the accommodation on offer comprises entrance hallway with stairs rising to the first floor. A large lounge which spans the full frontage of the house with central fireplace. A separate dining room overlooks the rear garden and could easily be used as a downstairs bedroom if required. The kitchen opens into an orangery dining space which floods the room with natural light and offers ample room for dining table and chairs. The kitchen is fitted with a contemporary range of cabinetry including integrated appliances and granite work surfaces. A shower room completes the downstairs.





To the first floor there are four bedrooms along with a newly fitted shower room. Eaves space across the property provides useful storage.

Externally the property has brick paved driveway parking to the front which leads through a wrought iron gate down the side of the property to the detached garage. A rear garden overlooks the Bridgewater Canal and is landscaped with lawn, flowerbeds, patio areas and a pond.

The property is also sold with no onward chain.

LOCATION

Grappenhall is a pretty and picturesque village with historic charm just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, Grappenhall has several local amenities, including two local pubs - the Parr Arms and the Ram's Head, which are central to the community feel in the cobbled village. There is also a selection of shops, restaurants and really gorgeous local walks. The area also boasts a great selection of schools which are consistently reviewed as outstanding, making it an ideal area for families. Grappenhall Heys Walled Garden is another notable attraction of the area, now open to the public, offering a beautiful and tranquil space for visitors.

DIRECTIONS

SATNAV: WA4 2SG

TAX

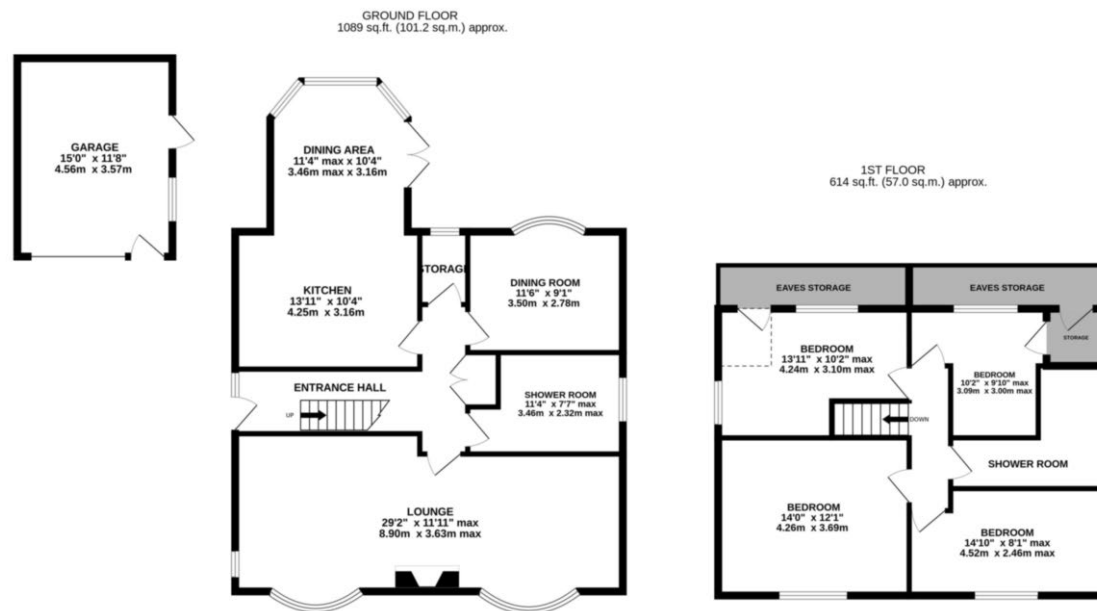
Warrington BC - Council Tax Band F

TENURE

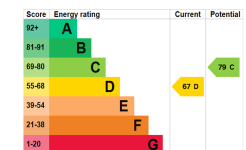
Freehold

EPC

Current - D



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