



**GASCOIGNE
HALMAN**

26 MARTHAM CLOSE, GRAPPENHALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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An extended three bedroom semi detached home situated at the end of a quiet cul-de-sac and offering spacious accommodation coupled with ample driveway parking and attractive gardens to the front and rear.

In brief the accommodation on offer comprises entrance porch and hallway with stairs to the first floor and understairs storage. A fantastic extended kitchen has vaulted ceiling with sky lights and bi-folding doors flooding the room with natural light. The kitchen is fitted with a matching range of contemporary base and eye level cabinetry with butchers block work surfaces over and integral appliances. The separate lounge has double doors to the rear garden along with a feature fireplace. A versatile further reception room would make an ideal study or playroom. A utility room and downstairs shower room complete the ground floor.





To the first floor there are three bedrooms along with a family bathroom with both bath and separate shower.

Externally the property is tucked away with a driveway for several cars at the front. To the rear is an enclosed garden mainly laid to lawn with mature borders.

LOCATION

The area of 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

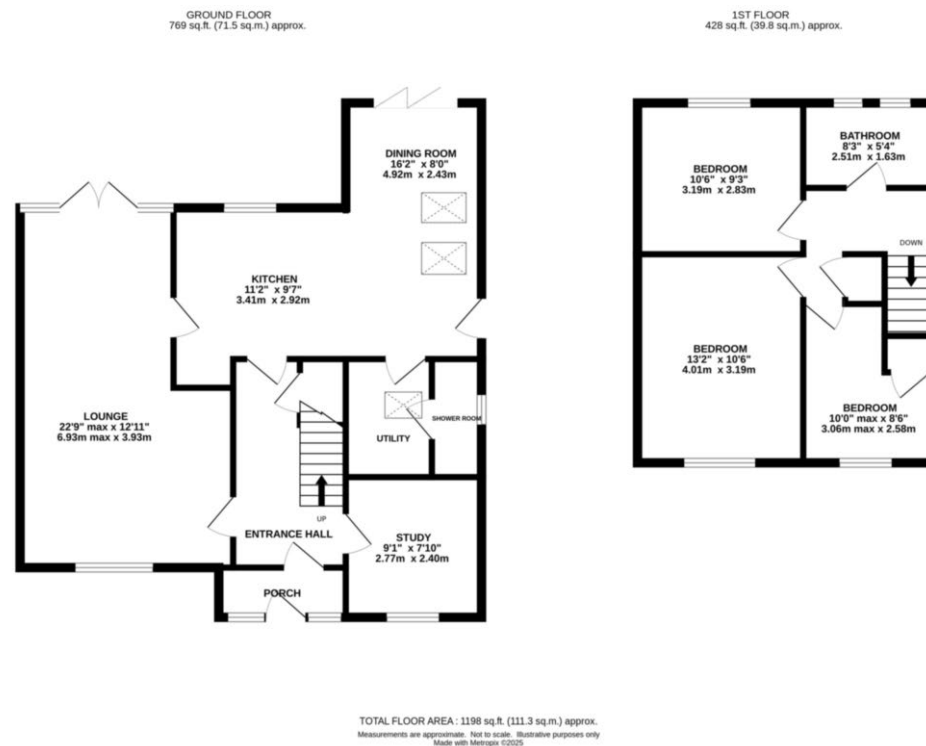
SATNAV: WA4 2LU

TENURE

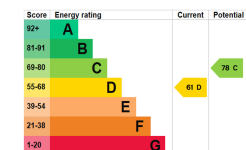
Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band C



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