



**GASCOIGNE
HALMAN**

37 ASTOR DRIVE, GRAPPENHALL HEYS,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



37 ASTOR DRIVE, GRAPPENHALL HEYS, WARRINGTON

An immaculate four bedroom semi detached home with accommodation spanning three floors, single garage and located in the very popular area of Grappenhall Heys. Opposite the attractive pond and greenery surrounding, the house benefits from modern and upgraded fittings throughout and is ready for immediate occupation with no onward chain.

In brief the property comprises entrance hallway with stairs rising to the first floor, understairs storage and downstairs WC. The kitchen/diner is fitted with a contemporary range of cabinetry with integrated appliances and granite worktops. A set of double doors lead to the garden and patio. A separate sitting and dining room with dual aspect windows offers a versatile reception space and completes the ground floor.





To the first floor there is a large lounge and master bedroom with fitted wardrobes plus en-suite shower room. To the second floor there are three further bedrooms all with fitted furniture plus a bathroom with large walk-in shower.

Externally the property is set back from the road through a wrought iron pedestrian gate with lovely seating area. A gate leads to the garden which has a variety of patio and landscaped areas, enclosed with timber fencing and access to the single garage which has power and lighting.

A viewing is recommended to appreciate the good sized accommodation throughout.

LOCATION

Grappenhall Heys is one of the best residential addresses serving this part of Cheshire with the areas leading Primary School and stunning walled gardens. Stockton Heath village is just a short distance away and 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 3DS

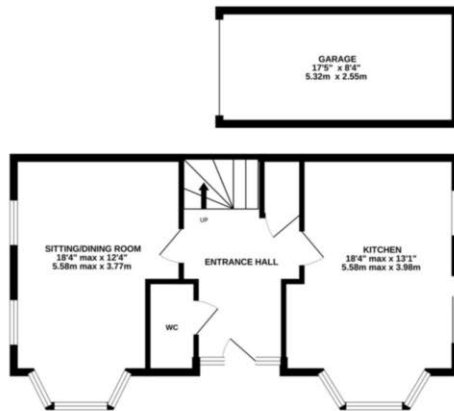
TENURE

Freehold

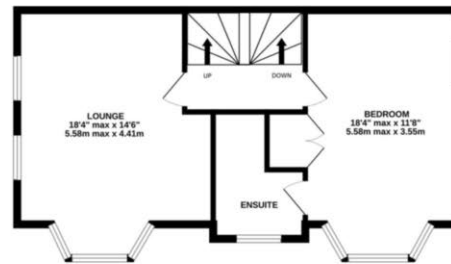
LOCAL AUTHORITY

Warrington BC - Council Tax Band F

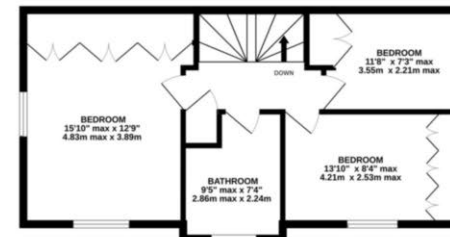
GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.

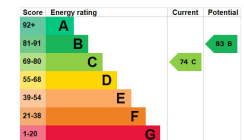


2ND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1765 sq.ft. (164.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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