



**GASCOIGNE
HALMAN**

THE LINDENS, BALMORAL ROAD, GRAPPENHALL,
WARRINGTON

THE AREAS LEADING ESTATE AGENT



THE LINDENS, BALMORAL ROAD, GRAPPENHALL, WARRINGTON

A beautiful, detached home built in the Arts and Crafts period, which has been meticulously updated by the current owner to blend numerous original features with modern design and fittings. Located in the Grappenhall conservation area the house sits within a mature garden and benefits from a sweeping driveway, detached double garage and fantastic, versatile annexe with kitchen and wet room.

A light-filled family home perfect for enjoying privately and for entertaining guests. The porch opens into a stunning large hall which includes original leaded windows and an ornate staircase alongside a modern wood burning fire, porcelain tiles and underfloor heating. Floor to ceiling storage cupboards line the walls on the way through to the rear of the house. The truly spectacular, light and spacious kitchen/living room has a vaulted ceiling whilst bi-fold doors along the full width of the room allow for easy inside/outside flow to the patio and garden. The kitchen features a bespoke Bontempi high gloss kitchen with granite work surfaces. Pocket doors and a continuation of the underfloor heated tiles lead to the office and a utility room. A rear corridor gives access to the cellar and leads to a dining room which has built in cupboards and a glazed door to the side garden. Two further reception rooms with views over the front gardens provide spacious and versatile living accommodation.





To the first floor the master bedroom has a walk-in wardrobe and a bay windowed en-suite with separate bath and shower. The second bedroom has an en-suite and there are two further bedrooms and a family bathroom. All bathrooms and en-suites are laid with Porcelanosa tiles and have underfloor heating.

A detached annexe within the garden has a large bedroom/living room with separate kitchen and wet room.

The property sits within attractive mature gardens with hedgerow surrounding. The patio off the kitchen/family room provides space for outside dining and entertaining, whilst a granite block-paved driveway offers ample off-road parking along with the detached double garage.

LOCATION

The area of Grappenhall along with 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: WA42EB

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band G

EPC RATING

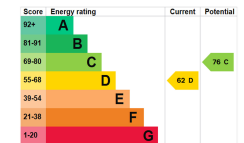
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Approximate Gross Internal Floor Area = 366.3 sq m / 3943 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

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