



**GASCOIGNE  
HALMAN**

31 VICTORIA ROAD, GRAPPENHALL, WARRINGTON

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THE AREAS LEADING ESTATE AGENT





## 31 VICTORIA ROAD, GRAPPENHALL, WARRINGTON

Situated on one of Grappenhall's most popular roads is this flexible and versatile detached family home. With spacious accommodation throughout and benefiting from several reception rooms, the property could be easily split downstairs to create a one bedroom annexe should a buyer require. With double garage and large workshop area, there is so much potential both inside and out.

In brief the property comprises entrance hallway with stairs leading to the first floor and guest WC. A snug with ornate open fireplace leads to the dining room with space for large dining table and chairs. A separate bay windowed lounge has double doors to the conservatory which in turn leads to the rear patio. The kitchen is fitted with a solid range of cabinetry and granite work surfaces along with a range of integrated appliances including oven, fridge, freezer, double dishwasher and boiling water tap. A built in granite table provides breakfasting space. Off the kitchen there are two further reception rooms which are currently utilized as a study and sitting room but along with the large utility and shower room could easily be converted into a separate annexe for a relative in need of ground floor living.







## DESCRIPTION

To the first floor there are four bedrooms along with the family bathroom.

Externally the property benefits from established gardens to the front whilst to the side and rear is an easy to maintain patio and garden with access to the double garage and large workshop/store space.

Sold with no onward chain.

## LOCATION

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: WA4 2EQ

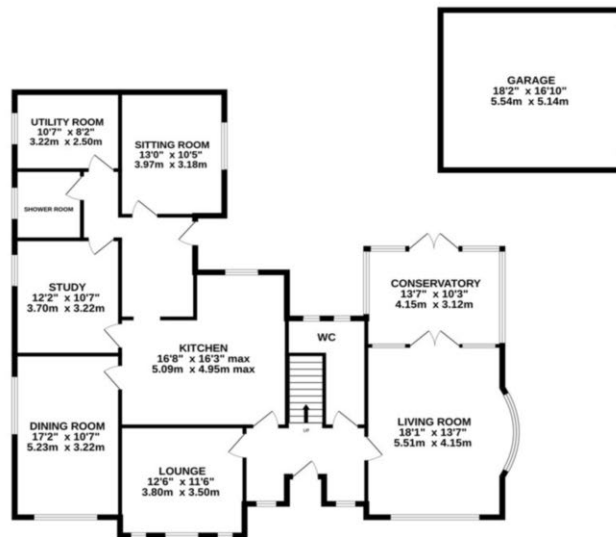
## TENURE

Freehold

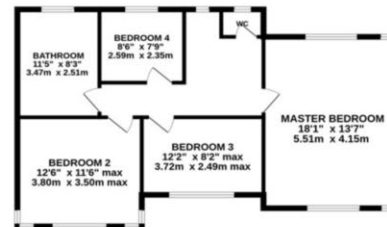
## LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band E

GROUND FLOOR  
1958 sq.ft. (181.9 sq.m.) approx.

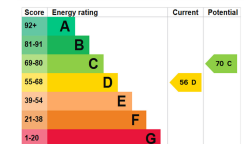


1ST FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 2728 sq.ft. (253.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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