



**GASCOIGNE
HALMAN**

26 YORK ROAD, GRAPPENHALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT



26 YORK ROAD, GRAPPENHALL, WARRINGTON

Coming to the market for the first time in over 50 years, this three-bedroom detached bungalow is tucked away on a quiet residential road between Stockton Heath and Grappenhall Village. Privately set back from the road behind gates, the property enjoys attractive garden frontage, a detached garage, and is sold with no onward chain.

In brief, the accommodation comprises an entrance hallway with generous storage and coat cupboards, a spacious lounge with feature fireplace, and an adjoining dining room with patio door opening onto the rear garden. The kitchen offers a range of neutral cabinetry with space for breakfasting and access to a utility room to the rear. There are three bedrooms, served by a modern shower room and a private en-suite bathroom to the principal bedroom.





Externally, the property features well-maintained lawned gardens to both the front and rear, gated driveway parking, a detached garage, and a rear patio providing the perfect spot for outdoor dining or relaxation.

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 2EH

TENURE

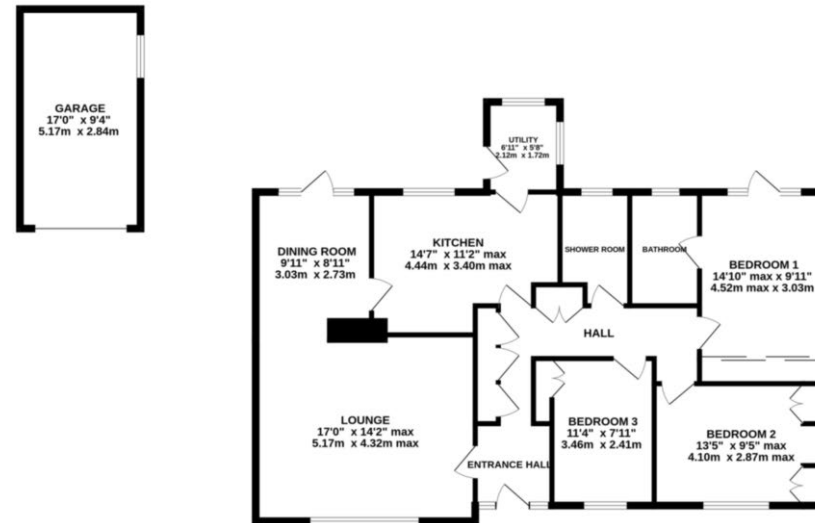
We understand the property to be Freehold.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band E

GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq ft. (119.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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