



**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

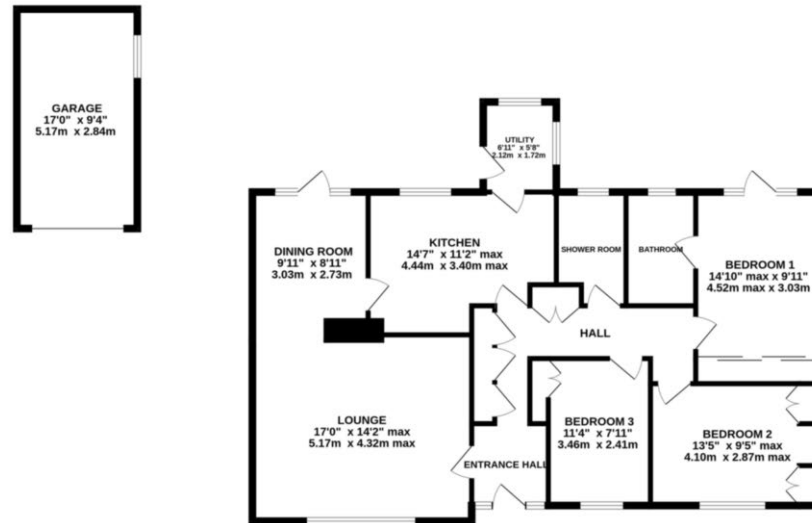
We understand the property to be Freehold.

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

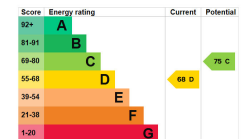
Warrington Borough Council - Council Tax Band E

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.
Made with Metropix (2025)

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



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