



**GASCOIGNE
HALMAN**

1 MIDDLEHURST ROAD, GRAPPENHALL,
WARRINGTON

THE AREAS LEADING ESTATE AGENT

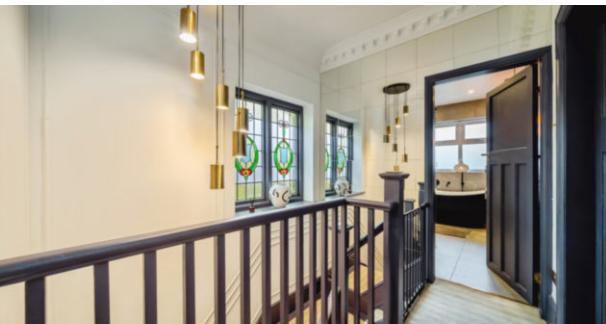


1 MIDDLEHURST ROAD, GRAPPENHALL, WARRINGTON

A stunning three bedroom semi detached home which has been extended and beautifully updated by the current owners with bespoke kitchen and bathroom. Benefiting from driveway parking, garage and good size rear garden the property also has a utility and downstairs WC.

In brief the accommodation comprises entrance hallways with stained glass frontage, stairs to the first floor and useful storage wardrobe. A formal lounge with feature fireplace and alcove cabinetry has bay window to the front elevation. The rear of the property has been extended and opened up to offer a fantastic living and dining kitchen with a bespoke range of kitchen units, quartz worktops and belfast sink. A breakfasting island and space for dining table is laid out within a light and airy vaulted space with bi-folding doors to the rear garden. A utility room and downstairs WC complete the ground floor.





To the first floor there are three bedrooms all with fitted furniture whilst a contemporary four piece bathroom has both walk in shower and a deep freestanding bath.

Externally the property has driveway parking to the front with garage and charging point. A lockable gate leads down the side of the property to the rear garden. The enclosed rear garden is laid with lawn and decking with a raised patio ideal for outside dining.

LOCATION

The area of Grappenhall along with Stockton Heath village boast 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 2LG

TENURE

Freehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band D

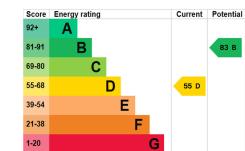


Total floor area 140.8 sq.m. (1,515 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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.



STOCKTON HEATH OFFICE

01925 860400

stocktonheath@gascoignehalman.co.uk

29 Walton Road, Stockton Heath, WA4 6NJ

**GASCOIGNE
HALMAN**