



**GASCOIGNE
HALMAN**

4 LAUREL BANK, GRAPPENHALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A rare opportunity to acquire a nineteenth Century Grade II Listed building in the sought after village of Grappenhall close to all amenities. This semi-detached property retains a wealth of character and charm yet provides spacious accommodation including; Entrance Hall, two separate reception rooms plus dining kitchen and downstairs cloakroom. To the first floor three bedrooms and huge family bathroom. Eternally driveway providing additional off road parking leads to a garage. Attractive courtyard to the rear.



Occupying a superb position in the heart of Grappenhall Village close to local pubs, primary school, countryside walks and the Bridgewater Canal. This attractive Georgian semi-detached house has been sympathetically updated by the current owner to provide generous accommodation which maintains many characterful features including sash windows to the front. Snug to the front and separate sitting room with French doors onto the rear courtyard, good sized dining kitchen and downstairs WC.



To the first floor three good bedrooms and large bathroom with separate bath and shower. Externally gravelled driveway to the front provides excellent additional parking and leads to a useful single garage. Walled courtyard garden to the side and rear which has a high degree of privacy.

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

For Sat Nav; WA4 2SF

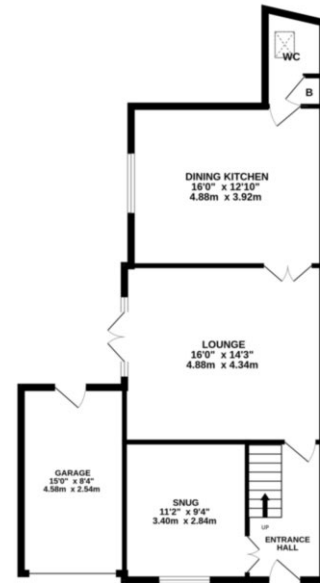
TENURE

Freehold

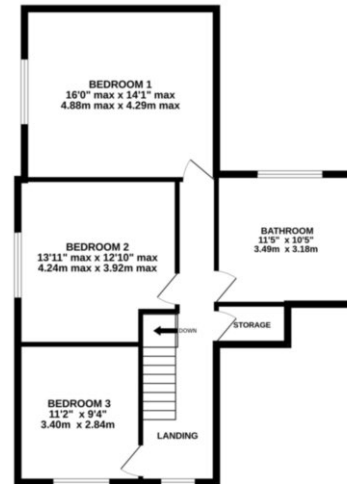
LOCAL AUTHORITY

Warrington BC - Tax Band E

GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 1510 sq.ft. (140.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Measure 123Dx

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