



**GASCOIGNE  
HALMAN**

224A KNUTSFORD ROAD, GRAPPENHALL,  
WARRINGTON

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THE AREAS LEADING ESTATE AGENT





## 224A KNUTSFORD ROAD, GRAPPENHALL, WARRINGTON

A four bedroom and three bathroom detached family home situated conveniently between Stockton Heath, Grappenhall and Lymm, giving easy access to motorways and local amenities. With ample driveway parking and gardens to both the front and rear, the property offers spacious and characterful accommodation which has been updated with contemporary bathrooms and a stunning kitchen with a central island.

In brief, the property comprises an entrance vestibule which leads into a reception entrance hall which could also be a formal dining room with open fireplace. The open plan living/kitchen/diner has been extended to include a utility room and bi-folding doors to the rear patio and garden. Fitted with a range of base and eye level cabinetry, integrated appliances plus a central breakfast bar island with hob and extractor over. A great size overall with space for dining table and lounging area. A separate lounge with log burner and door to the garden leads to the study and a further versatile reception room which could be used as a playroom or even a downstairs bedroom. A downstairs WC completes the ground floor accommodation.







To the first floor there are four bedrooms with the master having a stunning en-suite with a freestanding bath and a walk-in wardrobe. An en-suite shower room is off the second bedroom whilst a wet room and separate WC service the other two bedrooms. Externally the property benefits from driveway parking and a lawned garden to the front whilst to the rear is an enclosed garden with lawned and patio areas.

### LOCATION

The area of Grappenhall along with Lymm and Stockton Heath villages 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

SAT NAV: WA4 2QJ

### TENURE

Freehold

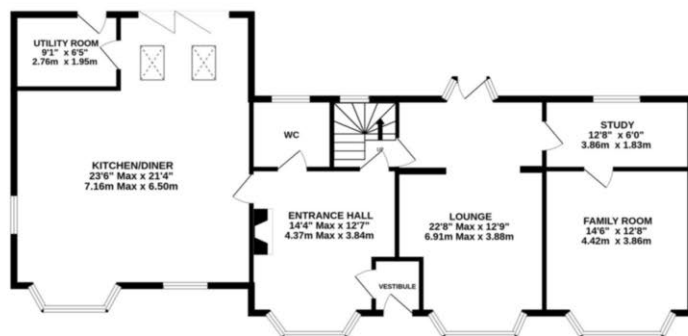
### LOCAL AUTHORITY

Warrington BC - Council Tax Band E

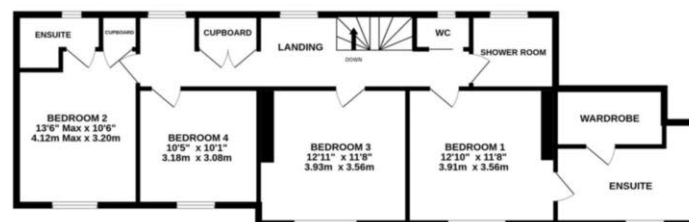
### AGENTS NOTE

Please note: Some of the images contain CGI staging.

GROUND FLOOR  
1236 sq.ft. (114.8 sq.m.) approx.

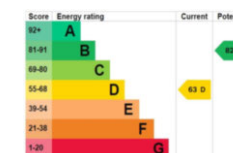


1ST FLOOR  
939 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 2175 sq.ft. (202.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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