



Sharon Park Close | Grappenhall | WA4 2YN

EDWARD  
mellor



## Features

- A CHAIN FREE BUY
- A spacious 2 bedroomed detached bungalow
- On a generous mature corner plot of 0.14 acre
- Garage and excellent driveway
- Gas central heating and PVCu double glazing

To be sold for the first time since its construction in 1988 this is a charming and superbly maintained detached bungalow with the benefits of gas central heating having a regularly serviced boiler, PVCu double glazing and cavity wall insulation. The spacious layout while perfectly liveable

offers potential to further update if required. Comprising entrance hall through to a bright and airy lounge, dining room, kitchen with breakfast area, cloakroom, two double bedrooms each with fitted wardrobes and a stylish upgraded shower room installed September 21. Outside there is a large

garage 18ft x 10ft with remote controlled door and excellent driveway approach. There are beautifully manicured gardens to the front side and rear which extend to around 0.14 acre. The rear gardens are secluded and enjoy a south facing orientation perfect for enjoyment and relaxation.



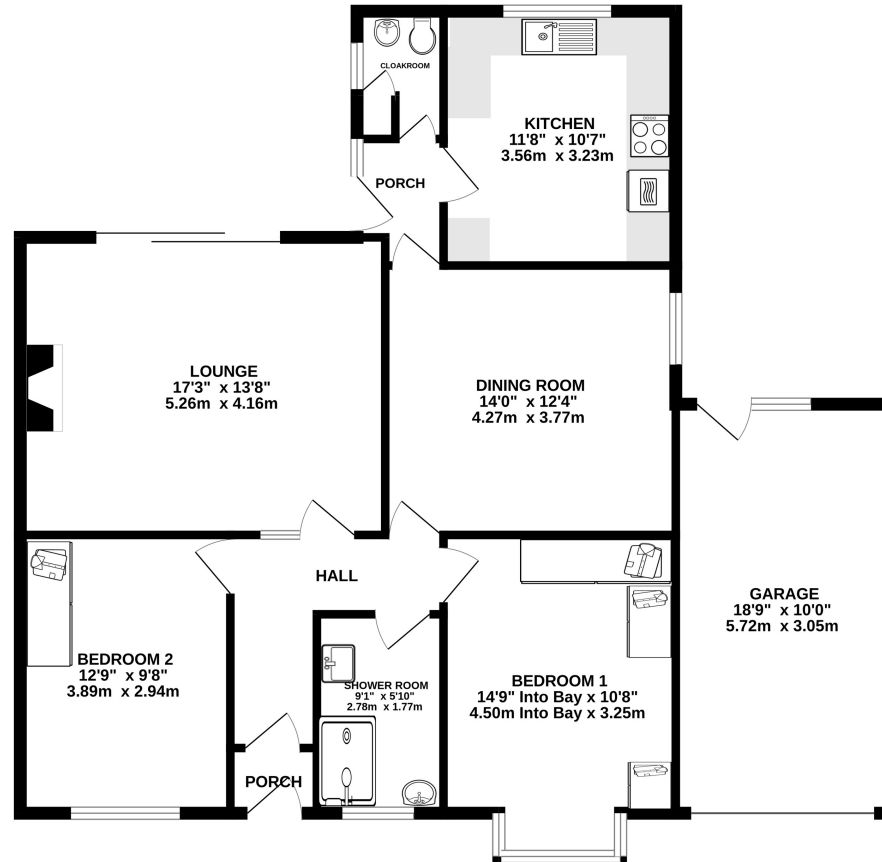
The property occupies an impressive corner plot within a small and quiet no through road and forms part of a well-planned small mixed development of detached houses and bungalows just off Bellhouse Lane. Grappenhall is a long established and highly sought after location where nearby is the picturesque old village centre with historical charm noted for its cobbled street and attractive architecture including St Wilfrid's Church and a beautiful stretch of the Bridgewater Canal. The area is well connected for the towns of Stockton Heath 2.2 miles and Warrington 3.4 miles which both provide excellent shopping and leisure facilities. Access to the M56 & M6 motorway networks are less than 10 minutes drive and connect with several major and commercial centres in the north west e.g. Manchester, Liverpool, Chester, Manchester Airport 14 miles.

**SERVICES:** Mains water, gas, electricity, and drainage. **TENURE:** The property is Leasehold with an annual ground rent of £35 per annum. The lease commenced on 24th April 1986 for a period of 125 years with 86 years remaining. **NOTE:** None of the services or fittings have been tested. Buyers should obtain their own independent reports. **ASSESSMENTS:** Cheshire West and Chester Council Tax Band E : Energy Performance Rating C,

# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
1139 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Important Information

- Council Tax Band: E
- Tenure: Leasehold
- Years Remaining on the Lease : 86 Years
- Annual Ground Rent: £35

## EPC Rating

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*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*