

Grappenhall



TOTAL AREA: APPROX. 97.1 SQ. METRES (1045.4 SQ. FEET)



Location

Grappenhall is a semi rural village in Cheshire which shares a civil parish with Thelwall. Mentioned in the Domesday book as Gropenhale, this picturesque village features St Wilfrids Church which was first constructed in 1120 and two village pubs, The Rams Head and The Parr Arms. Grappenhall is surrounded by a plethora of green spaces, farmland, local trails, Grappenhall Woods, Grappenhall Heys Walled garden and the Bridge Water Canal. Excellent schooling, easy transport links and access to the M56 & M6 motorway networks make it a highly sought after location.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																																					
Current	Potential	Current	Potential																																				
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A FANTASTIC OPPORTUNITY TO ACQUIRE A THREE BEDROOM SEMI DETACHED PROPERTY EXTENDED TO THE GROUND FLOOR. A credit to the current owners, this property is presented to a high standard throughout, the showstopper spacious kitchen/diner with INTEGRATED APPLIANCES and full length bifold doors also leads into the living room which provides the much sought after MODERN STYLE OF LIVING. Further benefits included a modern, four piece bathroom suite, downstairs Wc a recently LANDSCAPED WESTERLY FACING REAR GARDEN and double driveway suitable for multiple vehicles. The property is warmed by gas central heating which is complimented by double glazed windows throughout. Perfectly positioned within walking distance to local amenities, the picturesque Grappenhall Village and well regarded schools. A short drive will take you to the M56 & M6 Motorway network, Stockton Heath Village and the wider Warrington area. CALL NOW TO ARRANGE YOUR VIEWING.

Grappenhall

St. Annes Avenue



Accommodation

Three bedroom semi detached, with two generous doubles, a larger than average single and a FOUR PIECE BATHROOM SUITE. To the ground floor, a separate lounge at the front, an extended open plan kitchen diner with integrated appliances, five ring gas hob and full length BIFOLD DOORS opening into the landscaped garden and the living room. The landscaped westerly facing rear garden is mainly laid to lawn with flowering planters and to the front, a brick paved double driveway suitable for multiple vehicles.

Entrance Hallway

5'6 x 15'2 (1.68m x 4.62m)
Composite front door with adjacent frosted double glazed panel, wooden flooring, spot lighting, radiator and stairs to the first floor, cupboard housing the consumer unit and cupboard housing the gas meter.

Downstairs WC

2'25 x 4'9 (0.61m x 1.45m)
Low level Wc, wash hand basin, wooden flooring, tiled walls and frosted double glazed window to the side elevation.

Lounge

14'12 into bay x 11'4 (4.27m into bay x 3.45m)
Double glazed bay window to the front elevation, 'Jotul' gas fire sitting on a raised stone hearth within a brick inset, radiator and ceiling coving.

Living Room

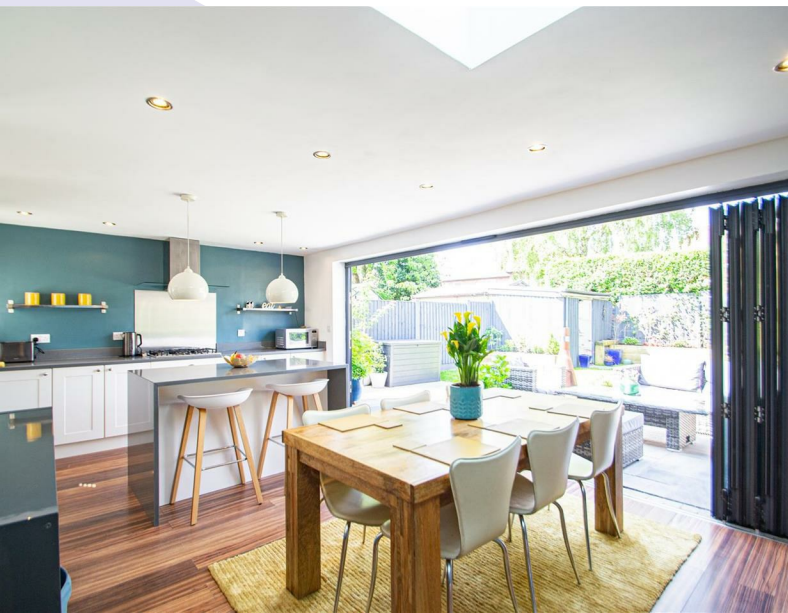
9'8 x 11'8 (2.95m x 3.56m)
Wooden flooring, radiator and opening to:

Kitchen/Dining Room

19'8" x 22'0" max (6m x 6.73m max)
Range of matching base, drawer and eye level units with integrated appliances including, fridge/freezer, dishwasher, washing machine, dryer and double oven. Stainless steel double sink with mixer tap set within a quartz counter top. Five ring gas hob set within a quartz counter top with extractor above and a central island. Cupboard housing the Vaillant boiler, sky light, spot lighting, laminate flooring, two vertical radiators, two double glazed windows to the side elevation and double glazed bifolding doors opening onto the rear patio.

Landing

5'9 x 8'1 (1.75m x 2.46m)
Frosted double glazed window to the side elevation and loft access.



Bedroom One

13'9 into bay x 11'9 (4.19m into bay x 3.58m)
Double glazed bay window to the front elevation, radiator and original floorboards.

Bedroom Two

11'11 x 11'9 (3.63m x 3.58m)
Double glazed window to the rear elevation and radiator.

Bedroom Three

6'6 x 7'5 (1.98m x 2.26m)
Double glazed window to the front elevation, laminate flooring and radiator.

Bathroom

7'1 x 7'8 (2.16m x 2.34m)
Panel bath with mixer tap and shower head, pedestal wash hand basin, low level wc and separate shower cubicle with rain shower head, heated chrome towel rail, partially tiled walls, spot lighting, frosted double glazed window to the rear elevation and cupboard with shelving for storage.

Outside

Landscaped westerly facing rear garden with railway sleeper flower beds along the border, brick built cladded shed and a stone patio in the foreground, slate chipping along the side, a further storage shed and a brick paved double driveway at the front providing off road parking for multiple vehicles.

Tenure

Leasehold

Services

No tests have been made of main services, heating systems or associated appliances. Neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Local Authority

Warrington Borough Council

Postcode

WA4 2PL

Possession

Vacant possession upon completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. Government guidelines must be followed on the viewing. Face masks to be worn - Gloves to be worn - No more than two adults from one household permitted to view. - No children permitted to view. - Video Tours shall need to be viewed prior to a physical viewing. - Disclosure of any member within your household showing symptoms or self isolating in connection with Covid 19.