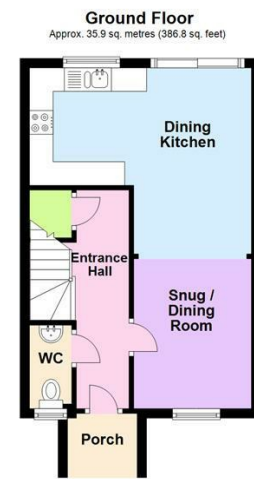
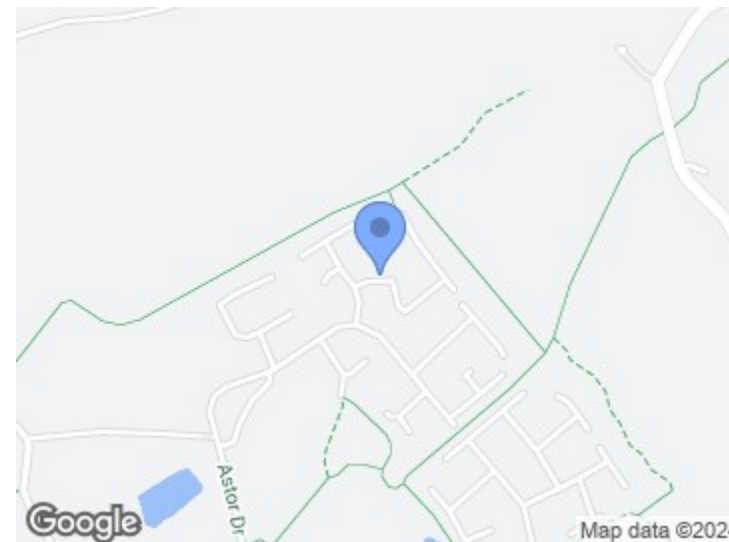


Grappenhall Heys

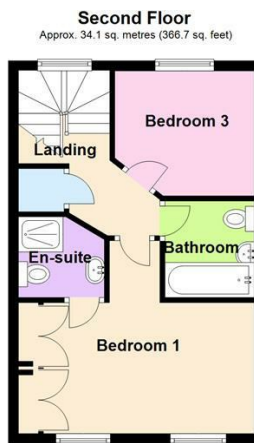
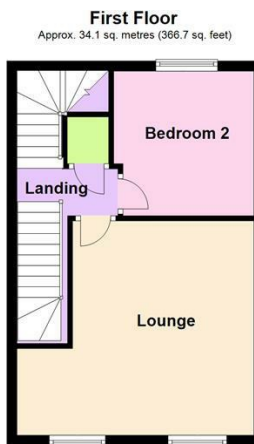


Location

Grappenhall Heys is an attractive suburb nestled south of Warrington. The area boasts a picturesque and historic walled garden which once formed part of an estate built in 1830. The garden is now a community hub, home to a café, family attractions and a selection of regular events. The area itself is surrounded by scenic parkland and an abundance of public footpaths, providing ideal routes for walking and cycling. Grappenhall Heys is within easy walking distance to a range of excellent schools, making it a sought-after area. The suburb is also close to Stockton Heath, where there's a great selection of independent shops, cafés and restaurants. Residents also benefit from excellent transport connections and are within easy reach of the M6 and M56.



Total area: approx. 104.1 sq. metres (1120.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

SPACIOUS TOWN HOUSE – GARDEN WITH GATED ACCESS TO GARAGE – TASTEFULLY PRESENTED THROUGHOUT– Built by David McLean. The property offers beautifully presented accommodation presented over three storeys including an entrance hallway, cloakroom/wc, Kitchen/dining/snug, To the first floor, lounge, bedroom, To the second floor, master bedroom with en suite, bathroom, bedroom, Garden with decked entraining patio, gated access to the garage. The property is located in the heart of sought after Grappenhall Heys with its natural woodland, Victorian walled gardens and an Ofsted rated outstanding school. Benefiting from its own garage and access to a large, grassed communal garden to the rear, the apartment is perfect for first time buyers, downsizing and is also a great buy to let opportunity for investor buyers.

£350,000

Grappenhall Heys

Bourchier Way



Accommodation

Nestled at in the heart of Grappenhall Heys a popular development built by Messrs 'David Wilson', this property boasts fabulous and well proportioned accommodation which is offered 'For Sale' over three storeys, briefly comprising of a welcoming entrance hallway, leading to an open plan dining kitchen and Wc. To the first floor, lounge, double bedroom. To the second floor is the master bedroom with fitted wardrobes and en-suite, a further bedroom and family bathroom . The garden offers a decked patio area, low maintenance gravelled garden, garage. The accommodation is warmed by central heating which is complimented by double glazing. An internal inspection is highly recommended at the earliest opportunity.



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.

Postcode

WA4 3DW

Possession

Vacant Possession Upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.



Entrance Porch

4'10 x 3'3 (1.47m x 0.99m)

Entrance Hallway

15'2 x 6,10 (4.62m x 1.83m,3.05m)

Cloakroom/Wc

5'10 x 2'11 (1.78m x 0.89m)

Kitchen

15'3 x 12'6 (4.65m x 3.81m)

Snug/Dining Room

10'5 x 8'2 (3.18m x 2.49m)

Landing

Lounge

15'4 x 14 (4.67m x 4.27m)

Bedroom Three

9'4 x 9'2 (2.84m x 2.79m)

Landing

Bedroom One

15'3 x 12'11 (4.65m x 3.94m)

En Suite

5'8 x 5'3 (1.73m x 1.60m)

Bedroom Three

8'2 x 9'2 (2.49m x 2.79m)

Bathroom

6'4 x 5'10 (1.93m x 1.78m)

Outside

To the rear there is a low maintenance garden benefitting from a decked area ideal for entertaining, gravelled area, gate leading to a garage and allocated parking.

Garage

16'6 x 8'3 (5.03m x 2.51m)

Tenure

Freehold

Council Tax

Band 'D' - £2,090.40 (2023/2024)

Local Authority

Warrington Borough Council

