



Grappenhall is a semi-rural village in Warrington Cheshire, within commuting distance to the Lymm junctions of the M6 & M56 motorways. Grappenhall borders the villages of Thelwall and Stockton Heath of which both have a selection of shops. The village is also sited between the 'Ship Canal' and the 'Bridgewater Canal' including attractive parkland, canals, streams and the 'Trans Pennine Trail' which all provide scenic walking, cycling and running routes.

Along with the church, the centre of the village contains two pubs, the Parr Arms and the Ram's Head, and St Wilfrid's Primary School. Bradshaw Community Primary School is located north of the village centre both of which are assessed favourably.



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



COMPREHENSIVE PROGRAMME of IMPROVEMENTS UNDERTAKEN | OPEN-PLAN Dining Kitchen Complete with BREAKFAST BAR & INTEGRATED APPLIANCES | CUL-DE-SAC Location | CONTEMPORARY BATHROOM Suite | LOFT CONVERSION | Set within this popular, established location, this house offers well proportioned accommodation comprises a covered porch, entrance hallway, lounge, dining kitchen, three bedrooms, bathroom and landing featuring a staircase to the second floor loft conversion. Gardens and off road parking.

£370,000

Tel: 01925 600 200

Grappenhall Brookfield Park



Accommodation

Having been the subject of a comprehensive programme of improvement over recent years including but not limited to a new kitchen, new bathroom, some replacement windows, new fascias and soffits, plastering, re-decoration, carpets and flooring. Following the completion of the afore-mentioned works, this house has now become a most appealing home with versatile accommodation.

Situated in a cul-de-sac location and set back, the house afford accommodation comprising a covered porch, entrance hallway, lounge located to the front, open plan dining kitchen expanding the full width of the property overlooking the rear garden complete with a high gloss kitchen with integrated appliances. The first floor includes three well proportioned bedrooms, contemporary bathroom suite and landing with a staircase to the loft conversion which features lighting, both 'Velux' and 'Dormer' windows, eaves storage and central heating. Externally, there are gardens to both front and rear elevations combined with off road parking.

Covered Porch

9'3 x 3'1 (2.82m x 0.94m)

Inset lighting and an original style front door leading to the:

Entrance Hallway

9'11 x 9'11 (3.02m x 3.02m)

Engineered wood effect flooring finished in grey, staircase to the first floor with an understairs cupboard housing the electricity meter, gas meter and electric consumer unit, PVC double glazed window overlooking the front elevation and a central heating radiator.

Lounge

13'0 x 11'11 (3.96m x 3.63m)

PVC double glazed window to the front elevation and a central heating radiator.

Dining Kitchen

22'4 x 12'1 (6.81m x 3.68m)

Featuring a range of matching base, drawer and eye level units with concealed lighting finished in a high gloss grey colour complimented with a breakfast bar. Integrated appliances including a four ring induction hob, oven and grill, fridge/freezer, dishwasher, washing machine and a . One and a half bowl sunken sink unit with chrome mixer tap set in a 'Quartz' effect work surface, Engineered wood effect flooring finished in grey, inset lighting, two vertical contemporary central heating radiators finished in a matching graphite colour and PVC double glazed 'French' doors opening onto the garden with matching adjacent panels.

First Floor



Landing

10'0 x 8'1 (3.05m x 2.46m)

Staircase to the second floor with a double glazed 'Velux' window.

Bedroom One

12'0 x 11'6 (3.66m x 3.51m)

PVC double glazed window to the front elevation and a central heating radiator.

Bedroom Two

11'11 x 10'1 (3.63m x 3.07m)

Inset lighting, PVC double glazed window to the rear elevation and a central heating radiator.

Bedroom Three

10'11 x 8'3 (3.33m x 2.51m)

Walk in wardrobe providing hanging and shelving space, PVC double glazed window to the front elevation and a central heating radiator.

Bathroom

9'11 x 5'6 (3.02m x 1.68m)

Recently fitted contemporary suite with grey fixtures including a panelled bath with a thermostatic shower above with both rain-shower and hand-held heads complete with a shower screen, vanity wash hand basin with waterfall chrome mixer tap with illuminated mirror above and cupboard storage below, low level W.C. Floor to ceiling tiled walls with a contrasting tiled floor, inset lighting, chrome ladder heated towel rail, two frosted PVC double glazed windows to the rear elevation and an extractor fan.

Second Floor

Landing

6'4 x 5'7 (1.93m x 1.70m)

'Velux' double glazed window, eaves storage and lighting.

Loft Conversion

16'7 x 11'5 max (5.05m x 3.48m max)

Inset lighting, PVC double glazed window to the rear elevation, eaves storage and a central heating radiator.

Outside

To the rear, there is a fenced garden laid to lawn, flagged patio area ideal for the hard-standing of garden furniture and a timber shed. The side offers a generous space including a flagged patio leading to the front where there is an open-plan lawned garden, pathway to the front and off road parking.

Tenure

Freehold.

Council Tax

Band 'D' - £2,090.40 (2023/2024)

Local Authority

Warrington Borough Council.

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 2LL

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.