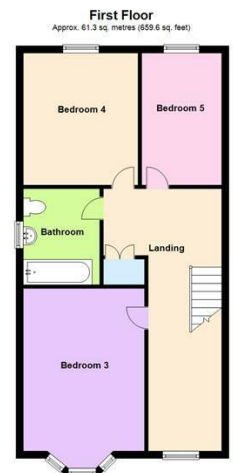


Grappenhall Heys



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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	86		



SUBSTANTIAL Three Storey 'GEORGIAN' Style End Townhouse | Excellent FAMILY SIZED Accommodation | CATCHMENT AREA to the 'OUTSTANDING' Rated 'GRAPPENHALL HEYS' School | Beautiful OPEN PLAN Dining Kitchen with CENTRE ISLAND. Occupying a prime position on 'The Crescent' and being one of only two built, this family home offers refurbished accommodation including an entrance porch, hallway, WC, bay fronted lounge, conservatory, dining kitchen with centre island, utility room, whilst to the first floor there are three bedrooms and a family bathroom. The second floor comprises the master suite with dressing room and en-suite in addition to the guest suite with a further en-suite. Externally, there are landscaped gardens, garage and parking.

£475,000

Grappenhall Heys Stansfield Drive



Accommodation

Being one of only two built and designed for this award winning development by Messrs 'Miller Homes'. Located on the bespoke 'Crescent', this end townhouse of substance has undertaken a comprehensive programme of improvements including a super open plan dining kitchen complete with centre island and integrated appliances opening out onto the rear garden, conservatory extension and a landscaped rear garden

Occupying a prime plot with the largest townhouse situated on 'The Crescent', this substantial home enjoys accommodation larger than most detached homes comprising an entrance porch with courtesy lighting, hallway with tall ceilings and a wide staircase to the first floor, two piece cloakroom, lounge with feature bay window to the front elevation, conservatory, open plan 'Shaker' style kitchen with integrated appliances and centre island, utility room, three bedrooms to the first floor with a family bathroom and to the second floor, two principal bedrooms both with en-suite and the master featuring a dressing room. Externally, there are open plan gardens to the front, landscaped gardens to the rear, garage and parking.

Ground Floor

Entrance Porch

6'8 x 3'1 (2.03m x 0.94m)

'Quarry' tiled flooring, gas and electricity meters, courtesy lighting and a 'Georgian' style 'Composite' front door leading to the:

Entrance Hallway

18'1 x 6'7 (5.51m x 2.01m)

A most generous reception including a wide staircase to the first floor, engineered flooring, inset lighting, electric consumer unit and a central heating radiator.

WC.

5'11 x 3'2 (1.80m x 0.97m)

Two piece suite including a low level WC. with a matching pedestal wash hand basin with a tiled splashback and a chrome mixer tap. Contrasting tiled flooring, central heating radiator and an extractor fan.

Lounge

18'3 x 11'7 (5.56m x 3.53m)

Feature double glazed sash bay window to the front elevation, engineered flooring, central heating radiator and a PVC double glazed door leading to the:

Conservatory

22'3 x 9'11 (6.78m x 3.02m)

PVC double glazed 'French' doors with matching adjacent panels to the rear elevation, PVC double glazed windows to the front and side elevations and engineered flooring.

Dining Kitchen

18'2 x 14'3 (5.54m x 4.34m)

A recently remodelled and fitted 'Shaker' style kitchen including a range of matching base, drawer and eye level units with concealed lighting fitted to two walls complimented with a centre island featuring a breakfast bar. In addition, there are a comprehensive range of integrated appliances including a five ring gas hob set into a granite work surface with a matching splashback and an angled 'CDA' chimney extractor, twin ovens, fridge/freezer, microwave, dishwasher and wine cooler. One and a half bowl stainless steel sunken sink unit with both a chrome mixer tap and boiling water tap set into a granite surface within the centre island. Inset lighting, engineered flooring, double glazed 'French' doors opening out onto the garden with matching adjacent panels and a central heating radiator.

Utility Room

8'7 x 5'2 (2.62m x 1.57m)

Fitted with a matching base and eye level units, work surface with space for a washing machine below, laminate flooring, wall mounted 'Potterton Suprema' gas boiler and an extractor fan.

First Floor



Landing

20'0 x 11'6 max (6.10m x 3.51m max)

A generous versatile space including a double glazed sash window to the front elevation, wide staircase to the second floor, inset lighting and an airing cupboard housing the unvented 'Megaflo' unvented cylinder.

Bedroom Three

15'2 x 11'3 (4.62m x 3.43m)

An attractive bay fronted room with double glazed sash windows and a central heating radiator.

Bedroom Four

10'6 x 10'0 (3.20m x 3.05m)

Double glazed sash window to the rear elevation and a central heating radiator.

Bedroom Five

10'6 x 7'11 (3.20m x 2.41m)

Engineered flooring, double glazed sash window to the rear elevation and a central heating radiator.

Bathroom

7'3 x 6'5 (2.21m x 1.96m)

Modern white suite including a panelled bath with a chrome mixer tap, in addition to a thermostatic shower above and screen, wash hand basin again with a chrome mixer tap and a low level WC. Mosaic tile effect vinyl flooring with contrasting tiled walls, graphite coloured ladder heated towel rail, frosted double glazed sash window to the side elevation, shavers point and an extractor fan.

Second Floor

Landing

9'4 x 7'1 (2.84m x 2.16m)

Inset lighting, loft access and a central heating radiator.

Bedroom One

12'0 x 11'2 (3.66m x 3.40m)

Ceiling coving, double glazed sash window to the rear elevation, central heating radiator and an archway to the:

Dressing Room

11'2 x 5'11 (3.40m x 1.80m)

Comprehensive range of fitted wardrobes providing hanging and shelving space with inset lighting.

En-Suite Shower Room

7'5 x 5'11 (2.26m x 1.80m)

Updated suite including a tiled cubicle with a thermostatic shower, wash hand basin with a chrome mixer tap and a low level WC. Matching tiled flooring and walls, inset lighting, graphite coloured heated ladder towel rail, frosted double glazed sash window to the side elevation, shavers point and an extractor fan.

Bedroom Two

12'0 x 11'11 (3.66m x 3.63m)

Double wardrobe providing hanging and shelving space, double glazed sash window to the front elevation and a central heating radiator.

En-Suite Shower Room

7'5 x 5'11 (2.26m x 1.80m)

White suite including a tiled cubicle with a thermostatic shower, wash hand basin with a chrome mixer tap and a low level WC. Tiled flooring with contrasting tiled walls, inset lighting, frosted double glazed window to the front elevation, central heating radiator and an extractor fan.

Outside

The rear garden has been re-designed and landscaped with low maintenance and 'Al Fresco' dining the theme. Featuring a fenced garden providing two distinct areas with embedded lighting. Boasting a combination of 'York' stone and feature decking, this low maintenance garden features raised borders, power points, water tap, lighting and a pathway leading to the:

Service Charge

Courtyard maintenance charge payable every six months of £151.58 to 'RMG' (As of 2023)

Garage

17'1 x 9'3 (5.21m x 2.82m)

Remote control 'up and over' door, frosted glazed door to the rear elevation, electric consumer unit, light & power and eaves storage.

Tenure

Freehold.

Council Tax

Band 'F' - £3,019.47 (2023/2024)

Local Authority

Warrington Borough Council.

Postcode

WA4 3EA

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.