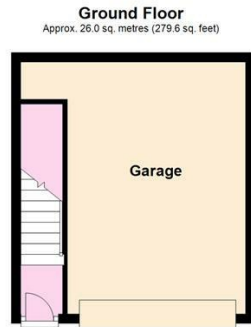


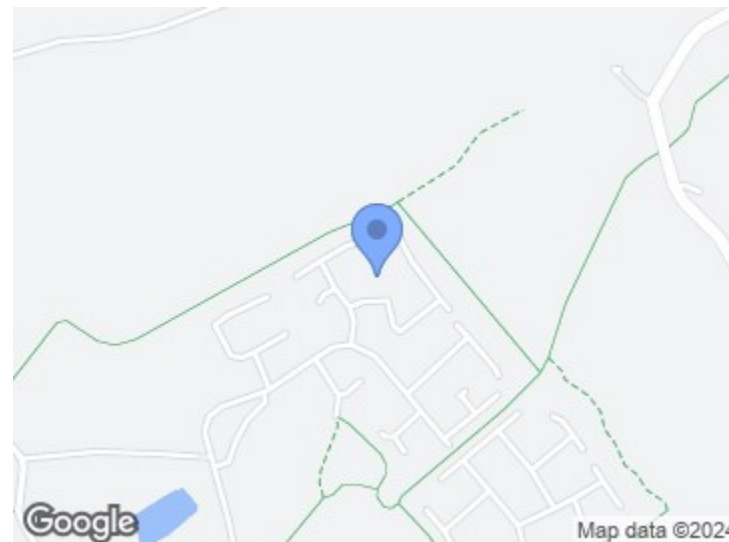
Grappenhall Heys

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. 80.3 sq. metres (864.6 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



LINK-DETACHED COACH-HOUSE | PRIVATE Entrance & Staircase | OPEN-PLAN Lounge & Dining Room | GENEROUS First Floor Accommodation | PARKING & GARAGE. This light and airy property enjoys very well proportioned layout comprising an entrance reception, staircase to the first floor, landing, large, open-plan lounge and dining room, fitted kitchen, double bedroom and a bathroom.

Grappenhall Heys

Bourchier Way



Accommodation

Occupying a courtyard position within the ever increasingly popular location of 'Grappenhall Heys', this detached coach house enjoys a format not normally associated with this style of living. The detached theme (albeit with two attached garages) provides a blend of living with no attached neighbours for this affordable price. In addition, the annual service charge of £612 is more affordable than almost every apartment locally.

Benefitting from its own entrance, the coach house is accessed from the ground floor with a staircase leading to the accommodation on the first floor which comprises a welcoming landing, open-plan lounge and dining room with windows to the front elevation and an archway to the fitted kitchen. Furthermore, there is a double bedroom and bathroom. Externally, there is driveway parking and an oversized garage.

Ground Floor

Entrance Canopy

'Georgian' style canopy and courtesy lighting.

Entrance Hall

Accessed through a PVC frosted, double glazed front door, this reception features the staircase to the first floor, inset lighting and a double central heating radiator.

First Floor

Landing

8'8" x 6'5" (2.66m x 1.96m)

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

Lounge & Dining Room

21'4" x 10'9" (6.52m x 3.30m)

This open-plan space enjoys a frontal aspect with two PVC double glazed windows to the front elevation, inset lighting, television point, two double central heating radiators and an archway to the:



Bathroom

6'4" x 5'9" (1.95m x 1.77m)

Matching suite including a panelled bath with a thermostatic shower above and both hand-held and rain-shower heads, wash hand basin set on a vanity unit with cupboard storage below, illuminated mirror above, display shelving and an adjacent low level WC. Inset lighting, vinyl flooring, PVC frosted double glazed window to the rear elevation and a central heating radiator.

Outside

Driveway parking leading to the:

Garage

17'8" x 12'6" (5.39m x 3.82m)

Accessed through an up 'n' over door from the driveway, in addition to light, power and the electrical consumer unit.



Tenure

Leasehold with a 999 year lease dated 15th August 2003 from 1st January 2002 with an annual ground rent of £262.86 payable in two installments.

Service Charge

Annual charge of £612 (2023/2024) which can be paid monthly.

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 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.

Kitchen

9'10" x 7'0" (3.02m x 2.14m)

Fitted with a range of matching base, drawer and eye level units complimented with shelving and display cabinets. In addition, there are integrated appliances including a four ring gas hob with an illuminated chimney extractor above and an oven/grill below. There is further space for a dishwasher, washing machine and fridge/freezer as well as a stainless steel circular sink unit and matching drainer set in a heat resistant roll edge work surface with tiled splashback. Further unit housing the 'Worcester' gas boiler, inset lighting and a PVC double glazed window to the rear elevation.

Bedroom One

16'8" x 12'7" (5.10m x 3.84m)

A dual aspect with PVC double glazed windows to the front and rear elevations, inset lighting, television point and two central heating radiators.