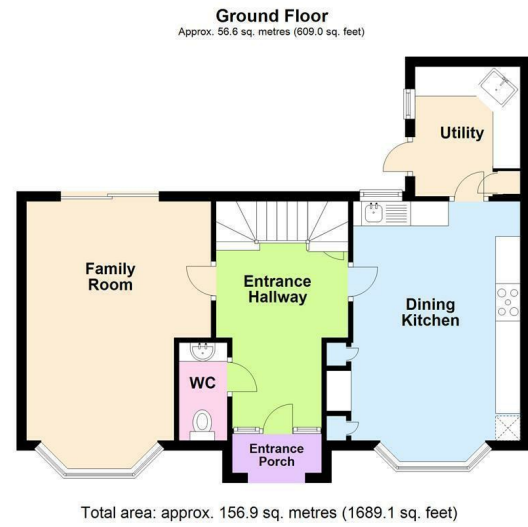
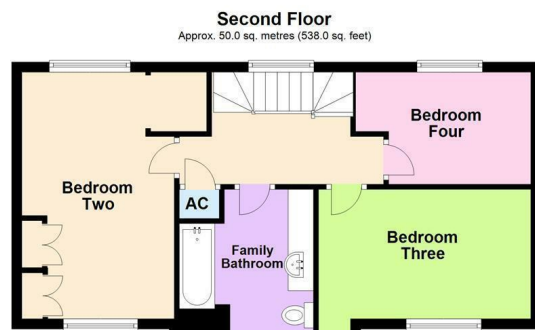
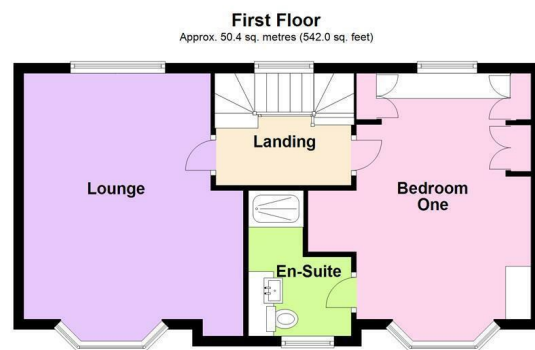
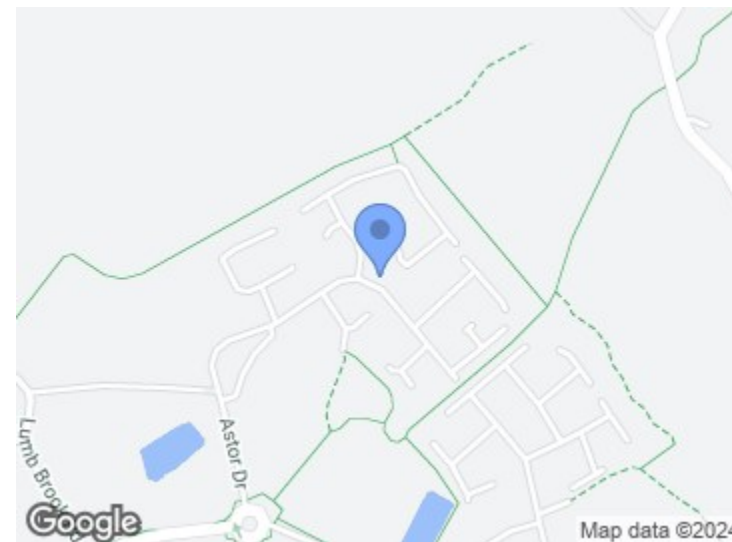


Grappenhall Heys



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		Current	Potential	Environmental Impact (CO ₂) Rating		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		EU Directive 2002/91/EC	



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GEORGIAN Style DOUBLE FRONTED Townhouse | 'DUCK POND' Views at Grappenhall Heys | OUTSTANDING OFSTED RATING of Local School | Grappenhall Heys 'WALLED GARDEN' & Beautiful NATURE WALKS | Illuminated Path to VILLAGE & CRICKET CLUB. Occupying an enviable position, this tastefully appointed home affords well proportioned accommodation presented over three storeys including a porch, hall, cloakroom & WC, family room, dining kitchen and utility whilst to the first floor there is the master bedroom, en-suite and main lounge. The second floor includes three further bedrooms and a family bathroom. Gardens, parking and a garage.

£495,000

Tel: 01925 600 200

Grappenhall Heys

Astor Drive



Accommodation

Forming part of this ever popular development at Grappenhall Heys built by Messrs 'David McLean Homes' whilst occupying a prime plot overlooking the 'Duck Pond'. Proven to be an extremely popular design when first released combined with the limited supply, this double fronted townhouse offers particularly well proportioned accommodation presented over three storeys which traditionally has attracted the young family.

This double fronted home features versatile accommodation and is associated for being 'A lot of House for the Money'. Approached from the front via a wrought iron gate set within a dwarf brick wall again with railings you are welcomed by a period reflective Georgian style porch which in turn provides access to the entrance reception. From the hallway, the accommodation comprises a cloakroom with WC, dual aspect lounge with patio doors opening onto the rear garden, dining kitchen complete with high gloss units, integrated appliances and a utility room. The first floor includes the landing which leads to the principal reception room again bay fronted and dual aspect along with the master bedroom complete with a comprehensive range of fitted furniture and en-suite. The second floor again being light and airy leads to three further bedrooms and the family bathroom. Externally, there are well manicured gardens, parking and a garage.

Ground Floor

Entrance Porch

5'8 x 2'7 (1.73m x 0.79m)

Georgian style canopy, 'Quarry' tiled flooring, panelled ceiling with courtesy lighting, two meter cupboards and a stained glass, leaded, double glazed 'Composite' front door with adjacent PVC double glazed panels leading to the:

Entrance Hallway

15'2 x 8'10 (4.62m x 2.69m)

Polished engineered wood flooring, staircase to the first floor with an understairs cloaks cupboard, ceiling coving and a central heating radiator.

WC.

6'3 x 3'3 (1.91m x 0.99m)

Two piece suite including a low level WC. and a vanity wash hand basin with chrome mixer tap, cupboard storage below and mirror above. Inset lighting, polished engineered wood flooring, extractor fan, central heating radiator and an electric consumer unit.

Family Room

18'0 x 12'4 (5.49m x 3.76m)

A light and airy dual aspect room with PVC double glazed patio doors to the rear elevation a PVC double glazed bay window to the front elevation, polished engineered wood flooring, ceiling coving and two central heating radiators.

Dining Kitchen

17'8 x 12'11 (5.38m x 3.94m)

Fitted with a range of matching base, drawer and eye level units with concealed lighting finished in a high gloss cream. In addition there are a fine range of integrated appliances including a five ring gas hob with a double oven & grill below and an illuminated chimney extractor above in addition to a microwave, furthermore, there is space for freestanding appliances namely a dishwasher and fridge/freezer. One and a half bowl stainless steel single sink drainer unit with mixer tap set in a wood effect work surface with tiled splashback, tiled flooring, inset lighting and spotlights, PVC double glazed window to the front elevation and an opaque glazed door leading to the:

Utility Room

8'8 x 7'0 (2.64m x 2.13m)

Continuation of matching base and eye level units complimented with a full height storage cupboard as well as a circular sink unit with mixer tap set in a wood effect work surface. Generous space for a washing machine, dryer in addition to an undercounter fridge and freezer. Cupboard housing the 'Baxi' wall mounted gas boiler, double glazed 'Velux' window, PVC double glazed door and window to the side elevation, tiled flooring extractor fan and a central heating radiator.



First Floor

Landing

8'9 x 7'3 (2.67m x 2.21m)

Staircase to the second floor, PVC double glazed window to the rear elevation and a central heating radiator.

Lounge

17'7 x 14'6 (5.36m x 4.42m)

Again a dual aspect reception room with a PVC double glazed bay window to the front and a further PVC double glazed window to the rear, ceiling coving and two double central heating radiators.

Bedroom One

17'8 x 14'6 max (5.38m x 4.42m max)

Range of fitted furniture including wardrobes providing hanging and shelving space, dressing table with drawers either side of the recess, two sets of bed side tables, chest of drawers and a shelving unit set into the recess. PVC double glazed bay window to the front elevation in addition to a further PVC double glazed window to the rear, ceiling coving and two central heating radiators.

En-Suite Shower Room

9'5 x 6'8 (2.87m x 2.03m)

Modern white suite including a tiled cubicle with a thermostatic shower with both hand-held and rain shower heads, wash hand basin and low level WC. set into a vanity unit with cupboard and drawer storage. Tiled flooring, inset lighting, PVC frosted double glazed window to the front elevation, double central heating radiator and an extractor fan.

Second Floor

Landing

11'0 x 7'3 (3.35m x 2.21m)

Airing cupboard housing the tank, PVC double window to the rear elevation and loft access.

Bedroom Two

15'11 x 11'8 (4.85m x 3.56m)

Range of fitted wardrobes providing hanging and shelving space with matching headboard and bed side tables, recessed space providing further storage, PVC double glazed windows to both the front and rear elevations and two central heating radiators.

Bedroom Three

13'9 x 9'5 (4.19m x 2.87m)

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

Bedroom Four

11'7 x 7'3 (3.53m x 2.21m)

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

Bathroom

9'5 x 7'5 (2.87m x 2.26m)

Modern three piece suite featuring pelmet lighting including a panelled bath with a thermostatic shower above and screen, wash hand basin with a chrome mixer tap set into a vanity unit with both cupboard and drawer storage below and twin mirrors above all complete with a low level WC. Tiled flooring with contrasting tiled walls, inset lighting, PVC frosted double glazed window to the front elevation, double central heating radiator and an extractor fan.

Outside

The front garden includes a flagged pathway accessed through a wrought iron gate with an adjacent lawn complimented with a raised decking area both of which are set behind a dwarf brick wall with wrought iron railings. The enclosed walled rear garden is predominantly laid lawn with a flagged patio area accompanied by maturing plants and shrubs. In addition, there is a further circular patio with a brick built border and raised stocked beds. Courtesy gate to the rear courtyard, cold water tap and a side door to the:

Garage

16'3 x 8'8 (4.95m x 2.64m)

Vehicular access through an up 'n' door, eaves storage, lighting, power and a courtesy door to the garden.

Tenure

Freehold.

Council Tax

Band 'F' - £3,019.47 (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 3DS

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.