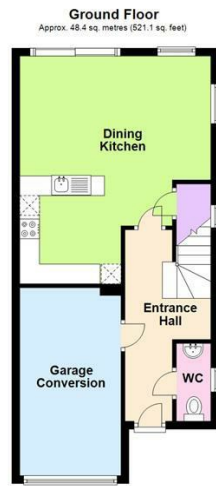


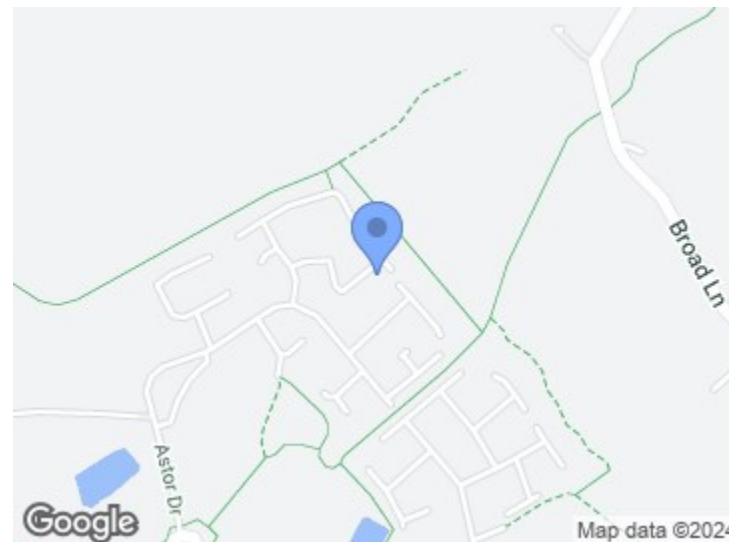
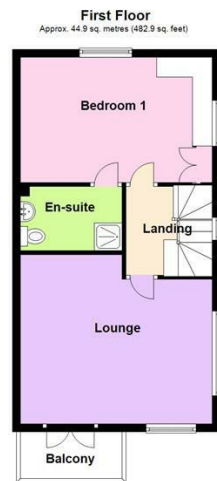
Grappenhall Heys

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. 138.1 sq. metres (1487.0 sq. feet)



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	84	England & Wales		EU Directive 2002/91/EC	



OVERLOOKING The WOODS | THREE STOREY TOWNHOUSE | First Floor LOUNGE & BALCONY | OPEN-PLAN DINING KITCHEN & FAMILY AREA | GARAGE CONVERSION | CATCHMENT For The 'OUTSTANDING' Grappenhall Heys Primary. Occupying a particularly attractive corner position with views over the woods, this well proportioned home comprises an hall, WC, garage conversion, dining kitchen and family room, to the first floor there is the lounge with balcony, main bedroom and en-suite whist to the second floor there are three further rooms and a bathroom. Double driveway and a walled garden.

Grappenhall Heys Tresham Drive



Accommodation

Located within this ever increasingly sought after location with views over woodland combined with being positioned within the catchment area of the 'Outstanding' rated 'Grappenhall Heys' primary school makes this area extremely popular. Our clients have been in occupation since new having enjoyed 'Grappenhall Heys Walled Garden', the abundance of nature walks and 'Grappenhall Village'

The property is approached via a block paved double driveway leading to the 'Georgian' style pillared porch which leads to the entrance hallway featuring a cloakroom with WC, turning staircase to the first floor, garage conversion and an open plan dining kitchen with family room opening out onto the rear garden. The first floor boasts the main lounge again with 'French' doors opening onto a balcony with woodland views and the main bedroom with fitted furniture and an en-suite. The second floor includes three further rooms and a fitted bathroom. Enclosed walled garden to the rear and double driveway parking to the front.

Ground Floor

Entrance Porch

8'0" x 2'8" (2.46m x 0.83m)

'Georgian' style open-plan porch with a feature pillar, water tap, two meter cupboards and a frosted double glazed 'Composite' front lead leading to the:

Entrance Hallway

15'10" x 7'1" (4.85m x 2.18m)

Engineered wood flooring, turning staircase to the first floor, ceiling coving and a double central heating radiator.

Cloakroom & WC.

6'5" x 2'11" (1.97m x 0.89m)

Two piece suite including a low level WC. and a pedestal wash hand basin with splash-back tiling. Engineered wood flooring, inset lighting, PVC frosted double glazed window to the side elevation and a central heating radiator.

Garage Conversion

15'7" x 7'6" (4.76m x 2.31m)

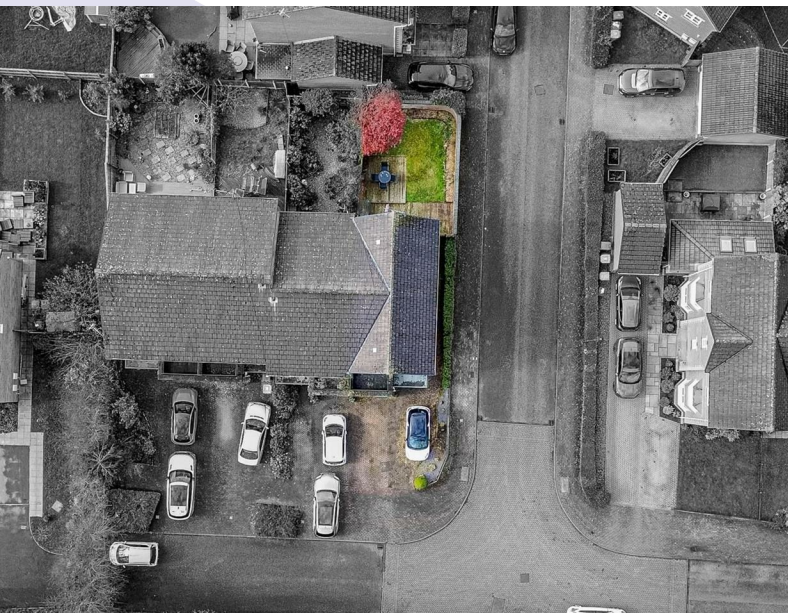
Engineered wood flooring, PVC double glazed window to the front elevation, inset lighting and a central heating radiator.

Dining Kitchen & Family Area

18'11" max x 15'10" max (5.77m max x 4.85m max)

Generous open-plan space including a range of matching base, drawer and eye level units complimented with pelmet lighting and display shelving. Integrated appliances including a four ring gas hob with oven below and an illuminated chimney extractor above in addition to further space for free-standing appliances. Stainless steel, single sink drainer unit with mixer tap set in a granite style, heat resistant roll edge work surface with tiled splashback. Both tiled flooring and wood effect engineered flooring, inset lighting, ceiling coving, under the stairs storage cupboard, two double central heating radiators. PVC double glazed 'French' doors opening onto the garden complimented with PVC double glazed windows to both the side and rear elevations.

First Floor



Landing

8'8" x 7'4" (2.66m x 2.24m)

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

Lounge

15'11" x 14'1" (4.86m x 4.31m)

Offering woodland views, this principal entertaining room enjoys PVC double glazed windows to both front and side elevations, ceiling coving, two double central heating radiators and PVC double glazed 'French' doors opening out onto the:

Balcony

8'2" x 4'4" (2.50m x 1.34m)

Wrought iron railings and stone flagging.

Bedroom One

15'10" x 10'6" (4.85m x 3.21m)

Fitted with a range of furniture including a double wardrobe providing hanging and shelving space with mirrored fronts, base level storage cupboard with display surface above, corner display shelving and a window seat with drawer storage below. PVC double glazed windows to both the rear and side elevations, ceiling coving and a central heating radiator.

En-Suite Shower Room

8'3" x 5'3" (2.52m x 1.62m)

Three piece suite including a tiled cubicle with a thermostatic shower, pedestal wash hand basin with a chrome mixer tap, large mirror and display shelving all complete with a low level WC. Tiled flooring, chrome ladder heated towel rail, inset lighting and an extractor fan.

Second Floor

Landing

11'10" max x 7'4" max (3.62m max x 2.24m max)

Airing cupboard housing the 'Heatrae Sadia Megaflor' unvented cylinder, PVC double glazed window to the side elevation and loft access.

Bedroom Two

15'11" x 12'0" (4.87m x 3.67m)

Again a light and airy room with PVC double glazed windows to the front and side elevations and a double central heating radiator.

Bedroom Three

10'6" x 10'6" (3.22m x 3.22m)

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

Study

10'6" x 5'1" (3.22m x 1.55m)

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

Bathroom

8'4" x 7'4" (2.55m x 2.26m)

Fitted suite including a panelled bath with a thermostatic shower, mixer shower head and screen, wash hand basin set into a vanity unit with both cupboard and drawer storage below in addition to a large mirror, display shelving and pelmet lighting all complete with a low level WC. Tile effect laminate flooring, inset lighting and a double central heating radiator.

Outside

To the rear, there is a walled garden with both a lawned area and decking which is ideal for the hardstanding of garden furniture. The front includes a block paved double driveway providing parking for two vehicles whilst to the side there is a pathway leading to the rear garden.

Tenure

Freehold.

Council Tax

Band 'E' - £2,690.29 (2024/2025)

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 3DU

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.