

# Grappenhall



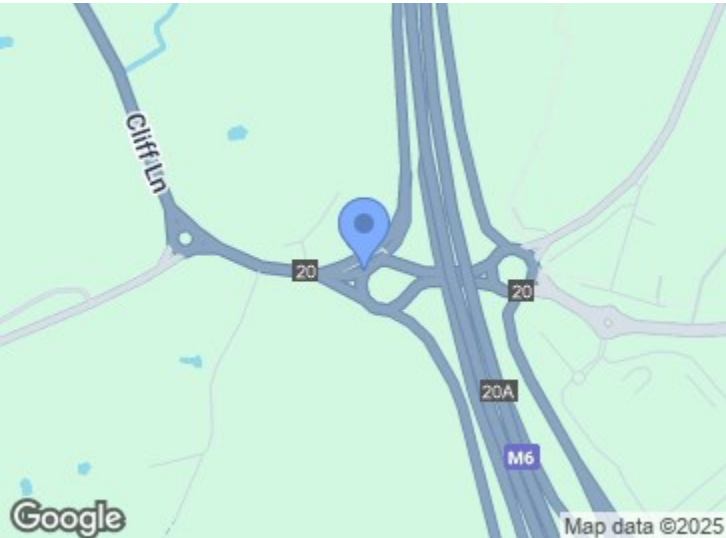
ONE OF THE ORIGINAL FARM COTTAGES I BLEND OF CHARACTER & MODERN LIVING I BRILLIANT TRAVEL LINKS I WELL PRO-PORTIONED ACCOMMODATION. Occupying a fantastic position with open field views. Oil Heating System, PVC double glazing. Comprising a spacious kitchen/breakfast room, lounge/dining room, garden room with french doors leading to the garden and WC. To the first floor you are greeted with 2 bedrooms and main bathroom. To the second floor you will find bedroom one with beautiful views. To the rear you will find an enclosed garden with hot & cold taps and parking to the front.

£1,300 Per Month

Tel: 01925 600 200

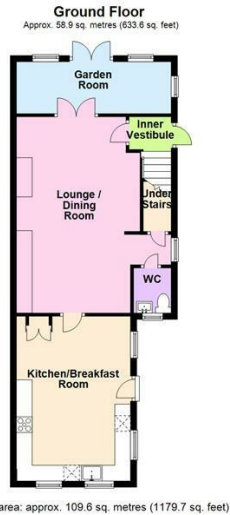
## Location

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.



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

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





# Grappenhall Cliff Lane



## Accommodation

### Ground Floor

#### Kitchen / Breakfast Room

Fitted with a range of matching base, drawer and eye level units with appliances including 'LEISURE CUISINE MASTER 100' oven & grill with a 5 ring hob with separate warming zone, chrome chimney extractor fan above with tiled splash-back, ceramic butler sink unit set within an oak 'roll-edge' work surface with further tiled splash-back and contrasting tiled flooring and space for fridge freezer / washing & drying machine. PVC double glazed windows to both the front and side elevations.

#### Lounge / Dining Room

Holding rich character with it's original exposed wooden joists, this generous sized Lounge / Dining Room is the heart of this home, providing access to all areas and being further complimented by it's open-brick fireplace hearth and part tiled part carpeted flooring. Wall mounted lighting, under-stair storage housing the consumer unit & 'GRANT' Oil Boiler. Further access to the;

#### WC

Low-level WC with chrome 'push-button' flush, wash hand basin with chrome mixer tap, chrome ladder towel rail, tiled flooring with half tiled walls and PVC double glazed window to the front elevation.

#### Garden Room

Access through wooden 'French' doors, herringbone affect vinyl flooring, PVC double glazed 'French' doors to the garden and PVC double glazed windows to the rear and side elevations.

### First Floor

#### Landing

PVC double glazed window to the side elevation and carpeted flooring.

#### Bedroom Two

PVC double glazed window to the rear elevation, oil heated radiator, corner wardrobe, carpeted flooring and historic feature fireplace.



### Outside

To the front offers a driveway for parking. The side offers a pathway to the garden with hot & cold taps, and the rear offers a brilliant garden space with shed and open view onto the fields.

### Council Tax

BAND 'B' - from April 1st 2025 £1,798.37 (2025/2026)

### Local Authority

Warrington Borough Council

### Postcode

WA4 4SL

### Viewing

Strictly by prior appointment with Cowdel Clarke, Stockton Heath. 'Video Tours' can be viewed prior to a physical viewing.



#### Bedroom Three

PVC double glazed window to the front elevation, oil heated radiator and hanging shelf space.

#### Bathroom

Three piece suite including, P-shaped panelled bath with chrome 'Hot & Cold' taps, 'TRITON' shower above with shower screen, wash hand basin with chrome mixer tap and wall-mounted mirror above, low-level WC with chrome 'push-button' flush. Further complimented with tiled flooring, historic feature fireplace, chrome ladder towel rail, tall single unit cupboard and PVC double glazed frosted window to the front elevation.

### Second Floor

#### Bedroom One

Providing stunning open-field views, further complimented with PVC double glazed velux windows to both the front and rear elevation, storage cupboard with hanging space and access to the eaves.

