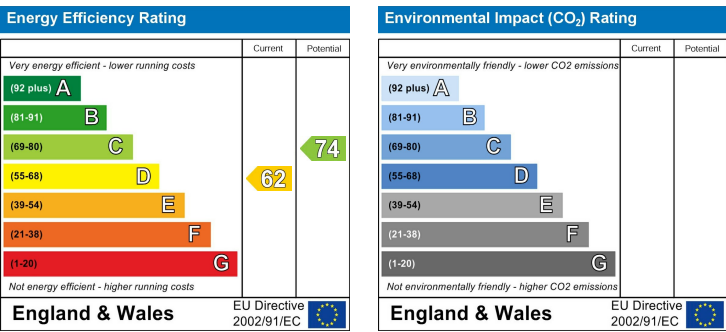
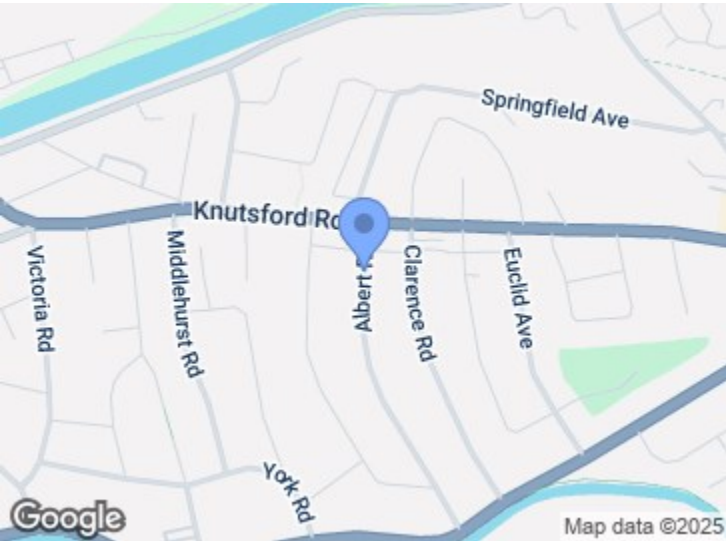
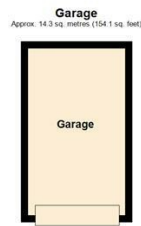
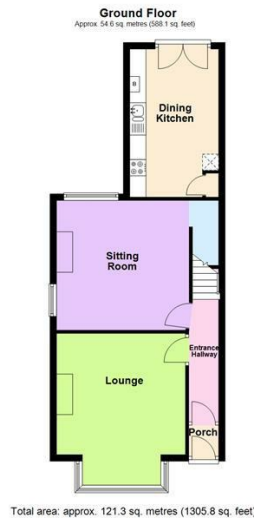


Grappenhall

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.

Along with the church, the centre of the village contains two pubs, the Parr Arms and the Ram's Head, and St Wilfrid's Primary School. Bradshaw Community Primary School is located north of the village centre both of which are assessed favourably.



EDWARDIAN SEMI | Full of CHARM & CHARACTER | PERIOD FEATURES Throughout | Two Separate RECEPTION Rooms | LARGE DINING KITCHEN | THREE GENEROUS Bedrooms | LANDSCAPED WESTERLY Gardens | DOUBLE DRIVE with Parking for THREE CARS & GARAGE. Beautifully appointed and very well proportioned, this bay fronted home must be viewed comprises an entrance canopy, porch, hall, lounge, sitting room, dining kitchen, three bedrooms and a bathroom. Landscaped garden, double drive and garage.

Grappenhall

Albert Road



A 'MUST VIEW', this Edwardian, bay fronted semi-detached property enjoys a particularly generous plot featuring westerly facing landscaped gardens, outbuilding, flagged area, double width drive with parking for three cars and garage.

Full of charm and character, presented over two storeys, this outstanding home boasts many period features whilst oozing charm and character affords accommodation presented over two storeys including an entrance canopy with mosaic tiling and courtesy light, porch with 'Quarry' tiling and a stained glass door, hallway with ceiling corbels, lounge with a feature cast iron fireplace and polished wooden flooring, dual aspect sitting room with a solid fuel burning stove, 'Quarry' tiled flooring, picture rail and ceiling rose and dining kitchen with 'French' doors opening onto the garden, Upstairs, there is the landing with polished wooden flooring and runner, dual aspect main bedroom with a cast iron fireplace and polished wooden flooring, second bedroom again dual aspect and a cast iron fireplace, third bedroom with polished wooden flooring complete with a white bathroom suite.

Accommodation

Ground Floor

Entrance Canopy

5'4" x 3'2" (1.63m x 0.98m)

Timber column set on a brick base, mosaic tiled flooring, courtesy light and an original style front door leading into the:

Entrance Porch

3'0" x 3'0" (0.93m x 0.92m)

'Quarry' tiled flooring and a stained glass frosted leaded glazed door to the:

Entrance Hallway

11'11" x 3'0" (3.65m x 0.93m)

Continuation of the 'Quarry' tiled flooring, ceiling corbels, ceiling coving, double central heating radiator and a staircase to the first floor with a runner.

Lounge

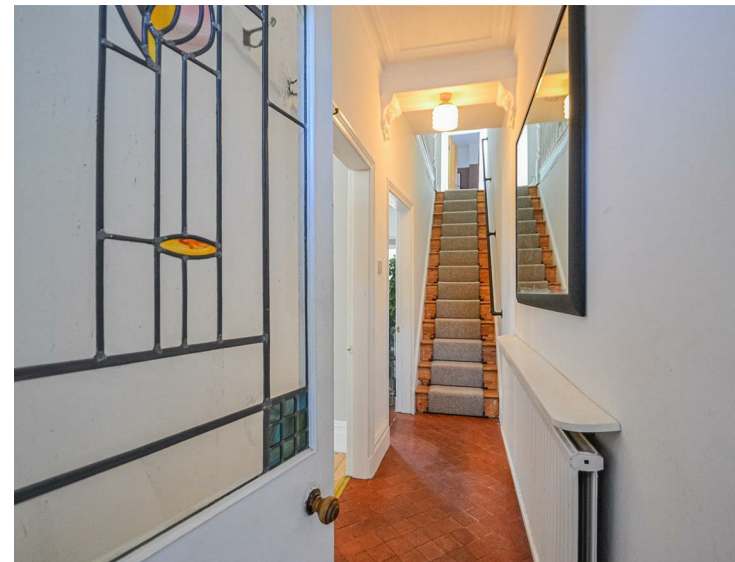
15'4" x 13'1" (4.69m x 3.99m)

Cast iron fireplace with an attractive decorative tile inset and marble hearth, polished wooden flooring, ceiling coving, ceiling rose, and picture rail. PVC double glazed square bay window with shutters to the front elevation, base level cupboards with sliding doors set either side of the fireplace and a double central heating radiator.

Sitting Room

13'4" x 13'2" (4.08m x 4.02m)

Dual aspect with PVC double glazed windows to the rear and side elevations, solid fuel burning stove with a decorative tiled hearth set within an exposed brick chimney recess and 'Quarry' tiled flooring. Picture rail, ceiling rose, under stairs cupboard and a central heating radiator.



Dining Kitchen

15'0" x 13'2" (4.58m x 4.02m)

Range of matching base, drawer and eye level units with an integrated fridge/freezer, one and a half bowl 'Composite' sink unit with mixer tap set in a granite work surface and a gas cooker point, extractor fan and splash back tiling. Cupboard housing the 'Alpha' gas boiler, space for a washing machine, tiled flooring, inset lighting, PVC double glazed window to the side elevation and a PVC double glazed 'French' doors opening onto the garden.

First Floor

Landing

19'1" x 5'2" (5.83m x 1.58m)

Polished wooden flooring and access to the loft which is part boarded and includes a pull-down ladder and lighting.

Bedroom One

16'6" x 12'2" (5.05m x 3.71m)

Dual aspect principal bedroom with PVC double glazed windows to the front and side elevations, cast iron fireplace with a decorative tiled hearth, polished wooden flooring, picture rail and a double central heating radiator.

Bedroom Two

13'1" x 11'1" (3.99m x 3.38m)

Again a dual aspect room with PVC double glazed windows to the rear and side elevations, cast iron fireplace with a decorative tiled hearth, polished wooden flooring, double wardrobe providing hanging and shelving space with further cupboard storage above and a double central heating radiator.

Bedroom Three

9'1" x 8'3" (2.77m x 2.52m)

Polished wooden flooring, PVC double glazed window to the rear elevation and a central heating radiator.

Bathroom

6'3" x 6'1" (1.93m x 1.86m)

White suite including a panelled bath with a thermostatic shower above and screen, vanity wash hand basin, chrome mixer tap with drawer storage below and a low level WC. Chrome ladder heated towel rail, part tiled walls with contrasting tiled flooring, inset lighting and a frosted PVC double glazed window to the side elevation.

Outside

The walled and fenced landscaped rear garden enjoys a westerly facing aspect with a strategically positioned flagged patio area taking advantage of the afternoon and evening sun. In addition, there is a lawned area with raised and well stocked borders combined with an outbuilding featuring two chambers. Cold water tap and a gate to the side. The front benefits from a large tarmac double driveway leading to the garage set adjacent to the walled garden with gated access.

Out Building

Chamber One

6'2" x 3'6" (1.88m x 1.09m)

'Quarry' tiled flooring

Chamber Two

4'4" x 2'6" (1.34m x 0.77m)

Garage

16'2" x 9'5" (4.95m x 2.89m)

Vehicular access via an up 'n' over door.

Tenure

Freehold.

Council Tax

Band 'D' - £2,323.18 (2025/2026)

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 2PF

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.

