









12 Bourchier Way, Grappenhall Heys, Warrington, Cheshire, WA4 3DW £950 PCM

A spacious and well-presented two bed apartment, situated in the popular Grappenhall Heys Development. The property is ideally located for access to the motorway (M6/M56/M60) & rail networks; and Manchester airport; Stockton Heath and Warrington as well as being within a mile walking distance of the historic Grappenhall village centre. The property is comprised of a good sized open plan lounge and kitchen (with certain white goods), two double bedrooms and a bathroom (with shower only). Communal garden. Garage and one space for off street parking. Available 10th June 2024. Unfurnished except for certain white goods, carpets, curtains etc. EPC Rating – C. Council Tax D. Damage deposit £825.

## Description



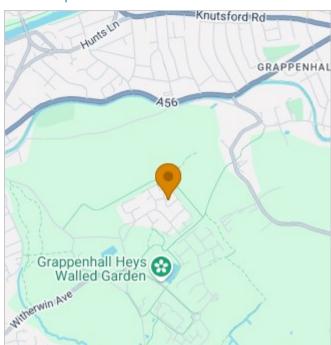




Council Tax Band: D

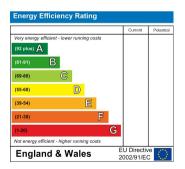
Floor Plans Area Map

## Bourchier Way, Grappenhall Heyes Approximate Gross Internal Area :-First Floor :- 58.52 sq m / 630 sq ft Bedroom Bedroom 12'1 x 11'2 11'5 x 11'2 3.70 x 3.41m 3.48 x 3.41m Bathroon Lounge / Kitchen 19'5 x 13'9 5.94 x 4.21m **First Floor** Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Map data @2025

## **Energy Performance Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.