



**GASCOIGNE
HALMAN**

18 MOTTRAM CLOSE, GRAPPENHALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT

Originally a three-bedroom detached home, this property has been thoughtfully reconfigured to create a spacious and stylish two-bedroom layout. The standout feature is the impressive master bedroom, complete with an abundance of fitted wardrobes and an en-suite shower room. The home also benefits from a conservatory and a converted garage, now providing a highly practical utility and storage space.

In brief, the accommodation comprises an entrance vestibule leading into a generously sized bay-fronted lounge with a gas fire, which flows through double doors into the dining room. The dining area opens seamlessly into the kitchen, fitted with a range of base and eye-level units along with integrated appliances. To the rear, the conservatory offers additional living space with direct access to the garden.

Upstairs, there are two well-proportioned bedrooms, with the master enjoying fitted wardrobes and en-suite facilities. A family bathroom completes the internal layout.

Externally, the property features an attractive front garden and a driveway running along the side, providing off-road parking. The rear garden is

designed for low maintenance, mainly laid to patio, and offers access to the converted garage/utility space.

Offered for sale with no onward chain, this is a superb home ready for immediate occupation.

LOCATION

Stockton Heath village boasts a first-class range of shopping, schooling and recreational facilities. The nearby motorway system brings Manchester, Liverpool, Chester etc. within easy commuting distance and there are fast and frequent train services to London from local stations. Manchester International Airport can be reached normally in about twenty minutes by car and the area is surrounded by glorious Cheshire countryside.

DIRECTIONS

SatNav: WA4 2XU

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band D

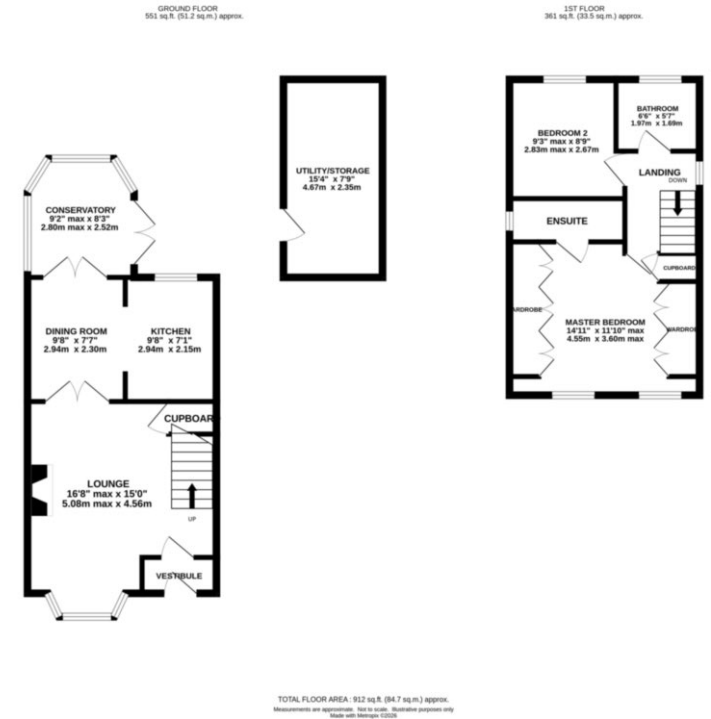
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