



## Knutsford Road, Grappenhall Warrington, Cheshire

Freehold Title • Four Bedrooms • Walk In Wardrobe • Excellent Location • Three Bathrooms • Cosy Lounge • Close To Local Amenities • Separate Utility • Private Parking • South Facing Garden



**Mark Antony**  
SALES & LETTING AGENTS



## INTERIOR

Entrance to the home is through a bright and welcoming hallway, setting the tone for the rest of this home. To the left, the spacious lounge features a large bay window that fills the room with natural light, while a fireplace adds warmth and a cosy focal point. To the rear of the property is the impressive kitchen-diner. The kitchen is fitted with sleek cabinetry, generous worktop space and a range of integrated appliances, creating a stylish yet practical cooking area. The dining space overlooks the garden and provides the perfect setting for both everyday family life and entertaining guests. The ground floor also benefits from excellent practicality, offering ample storage, a convenient WC and a separate utility room.

The first floor continues to impress, offering three well-proportioned bedrooms. Bedroom Two enjoys the added luxury of its own three-piece en-suite, while the remaining bedrooms are served by a contemporary family bathroom.



Occupying the top floor is the true showpiece of the home – the stunning principal bedroom. Flooded with natural light, this impressive space features a walk-in wardrobe, an en-suite with a separate walk-in shower, along with additional storage and seating areas.

## EXTERIOR

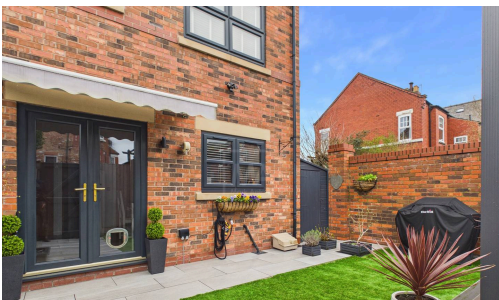
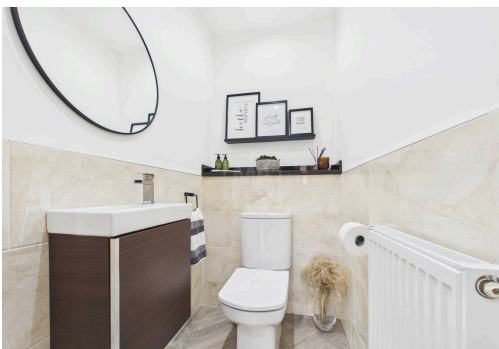
The rear garden has been thoughtfully designed to create a stylish yet low-maintenance, private South Facing garden. A contemporary paved patio sits directly outside the property, providing an ideal spot for outdoor dining. The garden features a neatly maintained lawn, offering year-round greenery with minimal upkeep. A raised decking area creates a fantastic entertaining space, complete with a modern pergola providing shelter and shade. To the front, the property benefits from a low maintenance garden whilst to the rear there is allocated private parking.

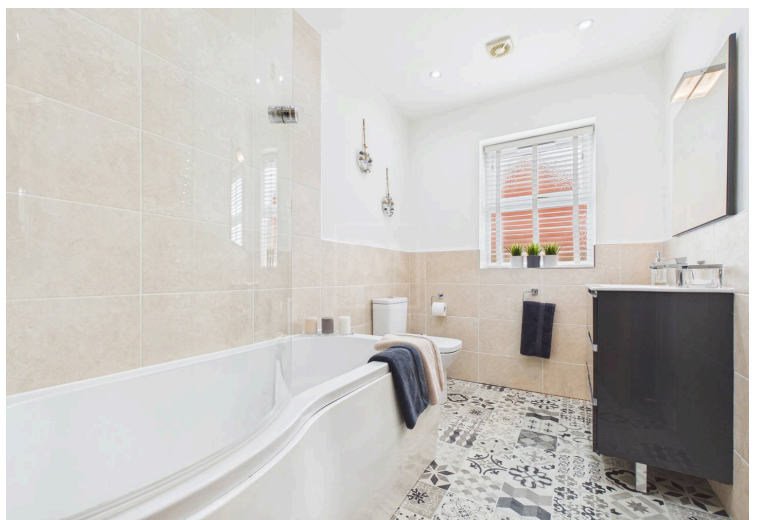
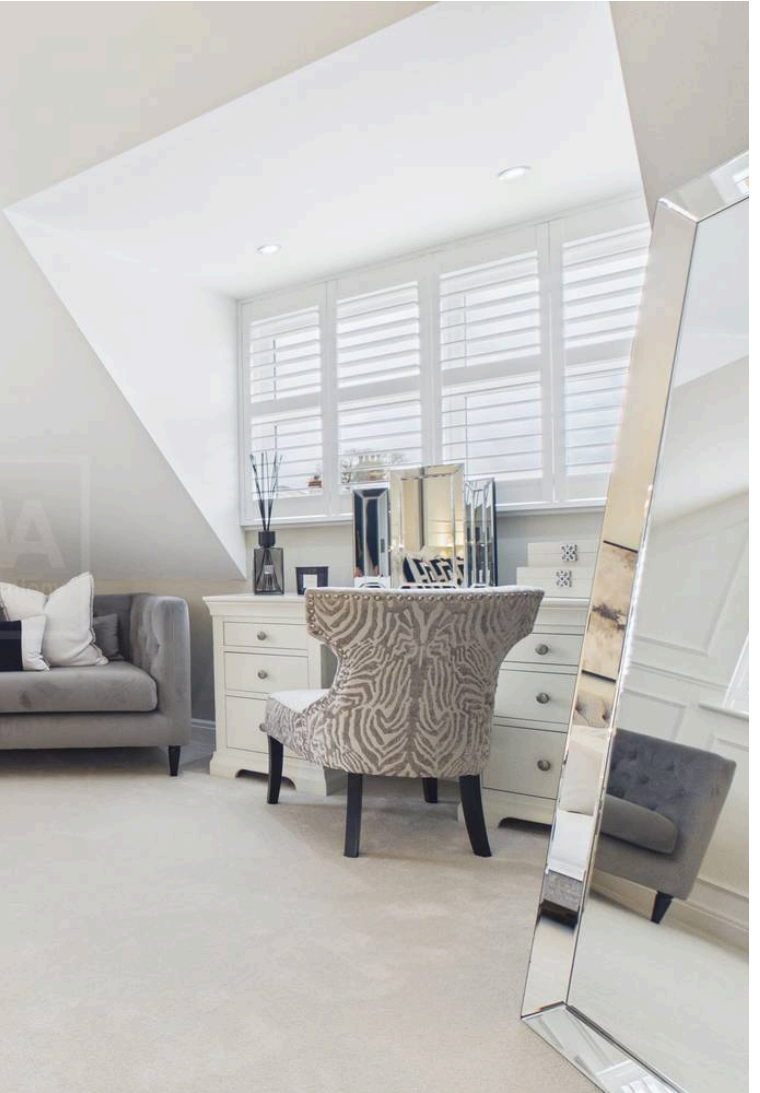
## LOCATION

This leafy suburb is located alongside the Bridgewater canal and just a stone's throw from the vibrant village of Stockton Heath. The area is surrounded by beautiful Cheshire countryside and scenic canals, meaning residents are spoilt for choice when it comes to walking routes. Despite it's semi-rural setting, Grappenhall benefits from a great range of shops, restaurants and coffee houses. The area also boasts a great selection of schools which are consistently reviewed as outstanding, making it an ideal area for families.

## GENERAL INFORMATION

- › Council Tax band: D
- › Tenure: Freehold
- › EPC Energy Efficiency Rating: B







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### VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please use Street or contact us to arrange a viewing.

### CONTENTS, FIXTURES & FITTINGS

Not included in the asking price. Items may be available under separate negotiation.



**Note:** These sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be to scale. Room sizes stated are approximate and should not be relied upon. If there is any important matter that is likely to affect your decision to purchase; we advise you to contact us and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.



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