



4 East View, Grappenhall Warrington, Cheshire

Semi Detached • South Facing Garden • Three Bedrooms • Open Plan Kitchen Diner • Move In Ready • Excellent Location • Modern Bathroom • Close To Local Amenities • Integrated Appliances • Generous Garden



Mark Antony
SALES & LETTING AGENTS



INTERIOR

Step inside through a bright and welcoming hallway that immediately sets the tone for this beautifully presented home. To the right, a generously sized lounge features a stunning bay-fronted window that floods the room with natural light, while high ceilings enhance the wonderful sense of space and character.

To the rear of the property lies the true heart of the home – a superb open-plan kitchen and dining area designed with modern living in mind. The dining space enjoys delightful views over the garden, creating the perfect setting for indoor-outdoor entertaining. The kitchen is thoughtfully appointed with sleek cabinetry, ample worktop space, and a range of integrated appliances, offering both style and practicality for everyday family life and social gatherings alike.

Upstairs, the property continues to impress with three well-proportioned bedrooms, one of which overlook the garden. Each room is beautifully light-filled, creating calm and inviting spaces. Completing the upper floor is a contemporary three-piece bathroom suite, finished to a modern standard.



EXTERIOR

The property boasts a beautifully maintained rear garden, thoughtfully designed to offer both relaxation and practicality. A generous paved patio area provides an ideal space for dining and summer entertaining. Beyond the patio lies a well-kept lawn stretching to the rear of the garden, bordered by mature shrubs and established planting that provide colour and a good degree of privacy. The garden is fully enclosed with the length of the plot offering plenty of space for play, gardening, or simply unwinding outdoors. To the rear, a useful outbuilding provides valuable additional storage. Overall, this is a fantastic outdoor space that perfectly complements the home – offering a wonderful balance of entertaining areas and open green lawn. To the front, the property enjoys a low-maintenance garden that not only enhances kerb appeal but also provides a welcome sense of privacy, set back from the street for added comfort and separation.



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 its 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.

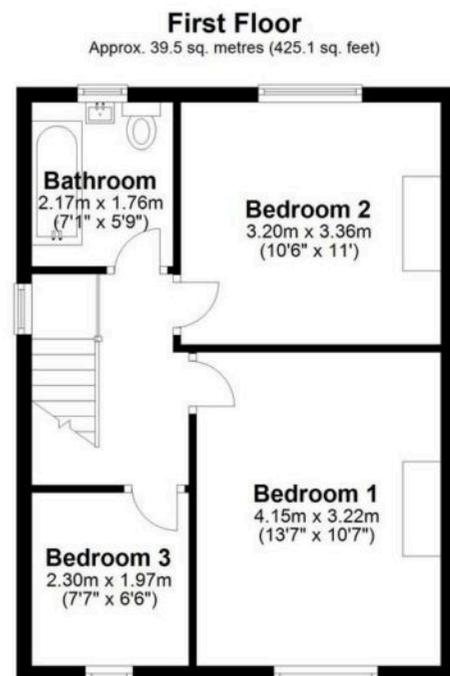
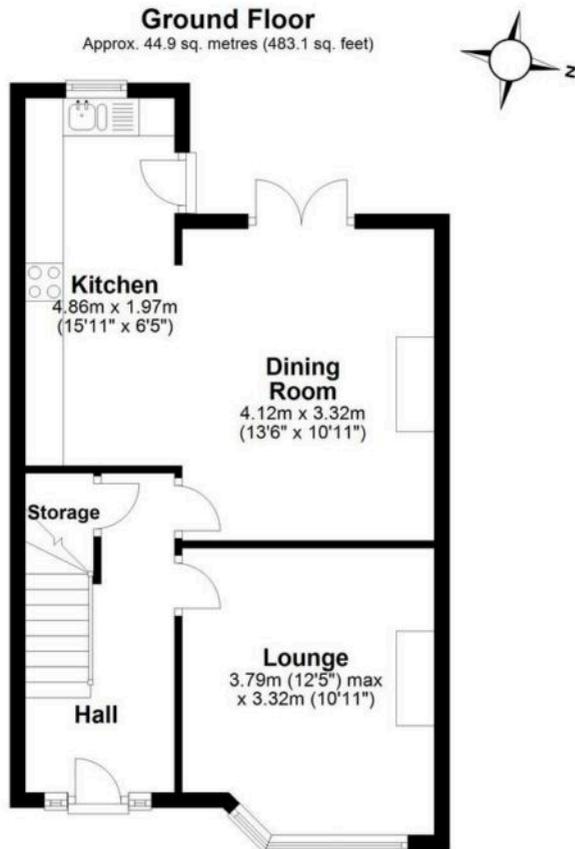
GENERAL INFORMATION

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





Total area: approx. 84.4 sq. metres (908.2 sq. feet)

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.