

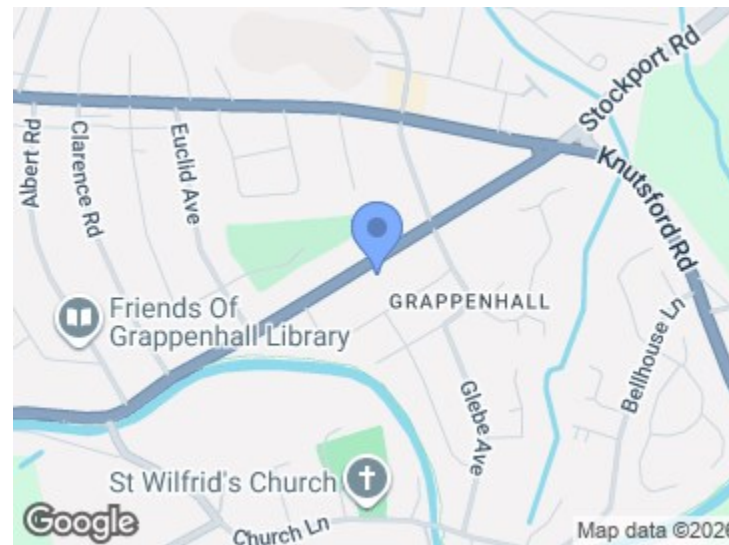
Grappenhall



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.



Total area: approx. 117.3 sq. metres (1263.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

TRADITIONAL SEMI-DETACHED | EXTENDED ACCOMODATION | SOUTH FACING | GROUND FLOOR SHOWER ROOM & WC | OFF-ROAD PARKING | MANICURED GARDENS | OPORTUNITY TO MODERNISE This traditional three bedroom semi-detached home features a welcoming entrance hallway, lounge with bay window, open plan family room and dining area with patio doors to the South facing rear garden, kitchen with further storage. The first floor offers a traditional landing, with three bedrooms, separate W.C and family bathroom. No chain.

£400,000

Grappenhall Chester Road



Accommodation

Entrance Canopy

Courtesy lighting and stone flagged steps leading to the original style leaded stained glass front door which opens into the:

Entrance Vestibule

6'6" x 4'3" (1.99m x 1.32m)

A warm introduction with ceiling coving, wall light point, seamless transition to the entrance hall and a door to the extended:

Shower Room

6'2" x 5'4" (1.90m x 1.63m)

Modern suite including a tiled enclosure with a 'Triton' thermostatic shower, vanity wash hand basin with a chrome mixer tap and cupboard storage below, complete with a low level WC. Fully tiled walls with subtly contrasting tiled flooring, chrome ladder heated towel rail, inset lighting, stained glass leaded glazed window to the front elevation and an extractor fan.

Entrance Hallway

11'6" x 6'1" (3.51m x 1.86m)

Turning staircase to the first floor with a PVC double glazed stained glass window to the side elevation and a double central heating radiator.

Lounge

15'2" x 12'6" (4.64m x 3.83m)

Positioned to the front of the house with an attractive PVC stained glass, double glazed bow window complemented with a 'hole in the wall' living flame coal effect gas fire with a raised slate hearth and a matching adjacent display surface, ceiling coving and a central heating radiator.

Family Room

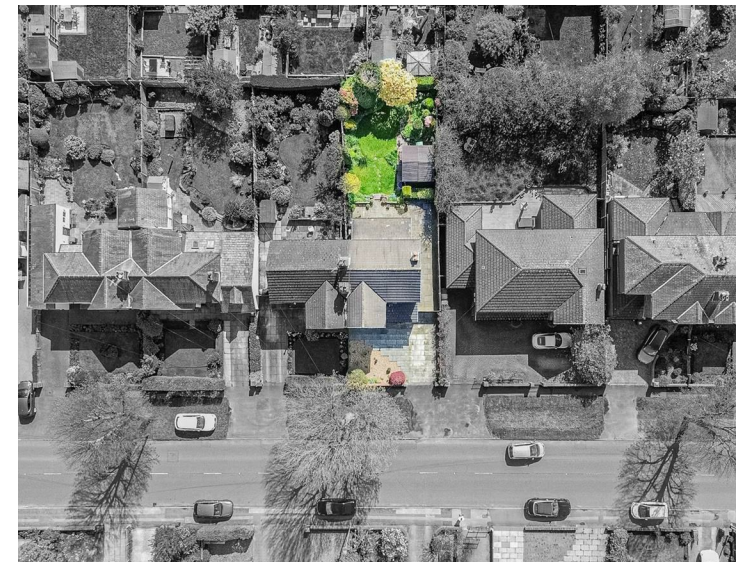
14'11" x 11'1" (4.56m x 3.39m)

An open-plan room with a raised fireplace with a living flame coal effect gas fire with a marble surround and inset complete with a stone hearth and decorative adjacent arches, central heating radiator and an arched access to the extended:

Dining Area & Reading / Relaxation Area

18'6" x 7'10" (5.65m x 2.40m)

Being a full width extension, this open-plan space includes double glazed 'French' doors with matching adjacent panels opening onto the patio garden, further double glazed window overlooking the side aspect, two central heating radiators, water meter, stop tap and an arch to the:



Kitchen

11'3" x 7'11" (3.44m x 2.43m)

Fitted with a range of matching base, drawer and eye level units with an integrated fridge/freezer and an extractor hood. One and a half bowl stainless, steel single sink drainer unit with mixer tap set in a heat resistant, roll edge work surface with a tiled splashback, gas cooker point, breakfast bar, inset lighting and space for freestanding appliances. Tile effect laminate flooring, ceiling coving, 'Alpha E Tec 25R gas boiler and an understairs cupboard housing the electric meter, consumer unit and gas meter.

First Floor

Landing

6'4" x 4'6" (1.94m x 1.38m)

Providing access to the bedrooms, bathroom and WC. with ceiling coving.

Bedroom One

14'11" x 11'6" (4.55m x 3.53m)

Fitted with a range of wardrobes providing hanging and shelving space with further cupboard storage above complete with a small dressing table and mirror, two wall light points, picture rail, PVC leaded double glazed bow window overlooking the front aspect and a central heating radiator.

Bedroom Two

11'8" x 11'3" (3.56m x 3.44m)

Twin floor to ceiling wardrobes set either side of the chimney breast providing hanging and shelving space, picture rail, PVC double glazed window overlooking the rear aspect and a central heating radiator.

Bedroom Three

11'2" x 6'7" (3.41m x 2.02m)

Floor to ceiling double wardrobe providing hanging and shelving space, picture rail, PVC double glazed window overlooking the rear aspect and a central heating radiator.

Bathroom

8'0" x 4'5" (2.45m x 1.36m)

Panelled bath with a thermostatic shower above and pedestal wash hand basin with shavers mirror above. Mirrored medicine cabinet, chrome ladder heated towel rail, inset lighting, airing cupboard housing the hot water tank, PVC frosted double glazed window to the rear and loft access.

WC

5'4" x 2'8" (1.65m x 0.83m)

PVC stained glass leaded double glazed window to the front and a low level WC.

Outside

Tenure

Council Tax

Band 'D' - £2,479.92 (2026/2027)

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 2QF

Possession

Vacant Possession upon Completion.

Viewing

Strictly by prior appointment with Cowdel Clarke. 'Video Tours' can be viewed prior to physical inspections.