



**GASCOIGNE
HALMAN**

27 YORK ROAD, GRAPPENHALL, WARRINGTON

THE AREAS LEADING ESTATE AGENT



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A beautifully presented and substantial period property, offering 3,153 sq ft of versatile and exceptionally spacious accommodation, including a detached garage, gated driveway and beautifully maintained gardens. Situated in a popular residential location, the property combines impressive proportions with a wealth of character features throughout, creating a wonderful family home with a flexible layout.

From the moment you enter, the character and quality of the property are immediately apparent. The welcoming reception hall features an impressive original panelled staircase, ornate detailing, stained glass entrance doors and attractive parquet flooring, setting the tone for the accommodation beyond. The ground floor offers an excellent choice of reception and living spaces. The living room is an elegant and generously proportioned room, featuring a large bay window with stained glass detailing, decorative cornicing and an impressive feature fireplace. The dining room provides an ideal setting for both formal entertaining and family occasions, again benefiting from attractive period detailing and a feature fireplace. A drawing room offers a more relaxed everyday space, with parquet flooring, a large bay window with views over the side garden, log burner and stunning feature skylight with built in evening lighting. The property also benefits from a particularly useful dedicated office, ideal for those working from home, while the garden room provides an additional reception space with a pleasant outlook over the gardens. The kitchen is fitted with an extensive range of wall and base units, providing excellent storage and preparation space, together with integrated appliances and a useful breakfast/work area. A separate utility room is located directly off the kitchen, providing further practical space and laundry facilities. A ground floor WC completes the accommodation.





OVERVIEW

Beautifully Presented Period Property

3,153 Sq Ft in Total

Four Versatile Bedrooms

Large Home Office/Study

Impressive Reception Rooms

Wealth Of Character Features
Throughout

Electric Gated Driveway And Detached
Garage

Beautifully Landscaped Private
Gardens



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To the first floor are the bedrooms and bathrooms, with the principal bedroom being particularly impressive in size and featuring a bay window. Directly adjoining is a generous dressing room, which is currently used in this way but was originally designed as a bedroom. This provides excellent flexibility for the next owner and could readily be converted back into the fourth bedroom if required. The remaining bedrooms are all well proportioned, with the accommodation offering considerable flexibility for family living, guests or hobbies. The principal bedroom benefits from a superb en-suite bathroom, featuring a distinctive sunken bath, wash hand basin and WC. A further large family bathroom serves the remaining bedrooms with both bath and separate shower. Potential is offered with a large loft which subject to local building regulations could be converted to provide further bedroom/s. Outside, the property continues to impress. Approached via electric gates, the generous driveway provides ample parking and leads to a detached garage with remote controlled electric garage door, while the front garden is enclosed by established, beautifully maintained hedging and mature planting. The rear garden is exceptionally well maintained and thoughtfully landscaped. A substantial lawn is bordered by mature planting and established beds, with paved seating areas providing ideal spaces for outdoor entertaining and relaxing. The mature planting and enclosed nature of the garden create a private and peaceful setting.







This is a rare opportunity to acquire a characterful period home offering exceptional space, versatility and practicality, while retaining many of the architectural features that give the property its individual charm. With its impressive reception rooms, home office, generous bedroom accommodation, dressing room/optional fourth bedroom, utility, beautiful gardens, electric gated driveway and detached garage, the property is ideally suited to modern family living while retaining an unmistakable period character.

LOCATION

The cobbled streets of Grappenhall village are around the corner whilst the nearby Stockton Heath village boasts 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

WA4 2EH

TENURE

Freehold

LOCAL AUTHORITY

Warrington Borough Council - Council Tax Band G



TOTAL: 3153 sq. ft, 292 m2

Ground floor: 2082 sq. ft, 193 m2, 1st floor: 1071 sq. ft, 99 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	76 C
39-54	E		
21-38	F		
1-20	G		



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