



**GASCOIGNE
HALMAN**

16 KNUTSFORD ROAD, GRAPPENHALL,
WARRINGTON, WA4 2LF

THE AREAS LEADING ESTATE AGENT



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Situated in a popular and convenient location between Stockton Heath and Lymm, this impressive and individual four/five bedroom semi-detached family home offers an exceptional amount of versatile accommodation arranged over three floors. Extending to approximately 2,083 sq ft, the property combines character, individuality and modern family living, with a particularly impressive open-plan kitchen and living space forming the heart of the home. The accommodation is complemented by a generous driveway, integral garage and beautifully landscaped rear garden.

The property is entered via a large and welcoming entrance hall, with attractive period-style detailing and stairs rising to the first floor, together with a useful downstairs WC. To the front is a well-proportioned bay-fronted living room, featuring a fireplace and large bay window providing an abundance of natural light. To the rear is a separate family room, offering excellent flexibility as a second sitting room, playroom, home office or additional bedroom if required, with doors opening directly onto the rear garden.

The true centrepiece of the home is the impressive open-plan kitchen, dining and sitting area, where character features blend seamlessly with a contemporary finish. The kitchen is fitted with a range of striking dark cabinetry, granite work surfaces and a central island, while exposed timber beams add considerable character. The vaulted ceiling creates an excellent sense of volume and light, with roof glazing and numerous windows overlooking the garden. There is ample space for both formal dining and relaxed seating, making this an exceptional room for entertaining and family life, with doors providing direct access to the rear garden.





OVERVIEW

Individual four/five bedroom family home

Impressive 2,083 sq ft of accommodation

Stunning open-plan kitchen and living space

Character features throughout the property

Flexible accommodation over three floors

Beautifully landscaped private rear garden

Generous driveway and integral garage

Sought-after location between Stockton Heath and Lymm

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To the first floor there are three versatile rooms, currently arranged as two bedrooms and a large study/dressing room, together with a family bathroom and separate WC. The generous study/dressing room could readily be utilised as a fifth bedroom, depending upon the purchaser's requirements. The accommodation continues to the second floor where there are two further bedrooms, including the principal bedroom with roof windows and a modern en-suite shower room. The clever layout, together with two separate staircases providing access to the upper accommodation, creates a highly flexible arrangement which could suit a growing family, those working from home or buyers requiring space for guests.

Externally, the property is approached via a large driveway providing excellent off-road parking, with an integral garage positioned to the side. The rear garden is a particular feature of the property and has been thoughtfully landscaped to create a private and colourful outdoor space. There is an extensive decked entertaining area beneath a covered pergola, ideal for outdoor dining and relaxing, which leads onto a central lawn surrounded by established borders, mature planting and a variety of trees and shrubs. There are also raised beds together with winding paths and attractive landscaped features creating a wonderful garden to enjoy throughout the year.







This is a highly individual home offering far more accommodation and flexibility than may initially be apparent, combining generous living space, character features, an exceptional kitchen and beautiful gardens in a sought-after location between Stockton Heath and Lymm. An internal viewing is essential to fully appreciate both the quality and versatility of the accommodation on offer.

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

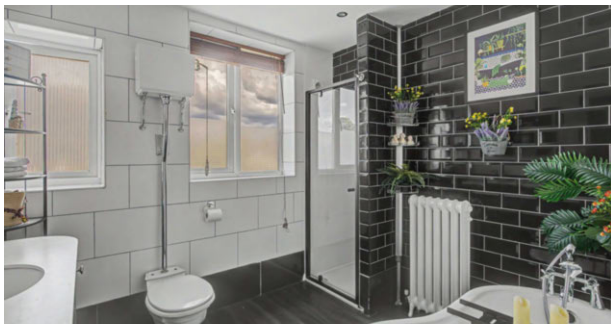
SatNav: WA4 2LF

TENURE

Leasehold

LOCAL AUTHORITY

Warrington BC - Council Tax Band E



FLOORPLAN & EPC



TOTAL: 2083 sq. ft, 194 m²
Ground Floor: 1096 sq. ft, 102 m², 1st Floor : 701 sq. ft, 65 m², 2nd Floor : 286 sq. ft, 27 m²

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



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



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